

**Sebring Airport Authority
Board Meeting Agenda
November 20, 2025**

1:30 p.m.

**Hendricks Field Center
Sebring Airside Center**

1. OPENING ITEMS

- a) **Call to Order**
- b) **Pledge of Allegiance and Invocation**
- c) **Roll Call**
- d) **Announcements**

Upcoming Meetings & Events

<u>Date</u>	<u>Time</u>	<u>Meeting/Event</u>	<u>Location</u>
11/27/2025		Executive Offices and the FBO will be Closed for Thanksgiving Holiday	
11/28/2025		Executive Offices will be Closed for Thanksgiving Holiday	
12/18/2025	1:30pm	SAA/CRA Board Meeting	Hendricks Field Center

2. CONSENT AGENDA

Is there any Public Comment pertaining to the consent items below?

- a) Approve September 2025 Minutes and Invoices *(no October Meeting)*
- b) Approve October 2025 Invoices

3. MISCELLANEOUS

4. ACTION ITEMS

Is there any Public Comment pertaining to the action items outlined below?

- a) *Approve and Ratify the execution and delivery of: SEF Fuel Farm Improvements – Change Order #01 - \$58,649.00; and all action as taken by Airport Staff with respect thereto*
- b) *Approve and Ratify the execution and delivery of: Webster Turn Drive Reconstruction – Change Order #01 - \$139,804.00; and all action as taken by Airport Staff with respect thereto*
- c) Resolution 25-11 Approving Budget Amendment S25-07
- d) Sebring Jet Center, LLC – Leasehold Estate Agreement – Commercial Aircraft Hangar Development – Presentation by Bill Klohn

CONTINGENT ACTION ITEMS

5. EXECUTIVE DIRECTORS' REPORT

- Andrew Bennett
- Sebring Resorts - Project Discussion by Bill Klohn

6. BOARD OF DIRECTORS' BUSINESS

7. CONCERNS OF THE PUBLIC

8. ADJOURNMENT

If a person decides to appeal any decision made by the Board at any meeting or hearing, he will need a verbatim record of the proceedings. The record must include the testimony and evidence upon which the appeal is to be based. Sebring Airport Authority also gives notice that the Chairman is authorized to cancel or postpone any scheduled meeting or hearing by directing the Executive Director to so inform all Board members and any other interested parties and the press. Sebring Airport Authority does not discriminate upon the basis of any individual's disability status. This non-discriminatory policy involves every aspect of the Board's functions, including one's access to, participation in, employment of, or treatment in its programs or activities. Anyone requiring reasonable accommodations as provided for in the Americans with Disabilities Act should contact Jami Olive, Sebring Airport Authority at 863-314-1317.

Note: Note: Additional staff items may be considered if they come in after the agenda deadline.

**SEBRING AIRPORT AUTHORITY
BOARD MEETING
September 18, 2025**

The Sebring Airport Authority Board of Directors held a scheduled Board Meeting on September 18, 2025, at 1:30 p.m. in person and by telephone-technology conference call. A quorum was met with the following in attendance:

Stanley Wells	-	Chairman
Carl Cool	-	Secretary
Mark Andrews	-	Board Member
Jason Dunkel	-	Board Member
Pete McDevitt	-	Board Member
D. Craig Johnson	-	Vice Chairman (by Teams Only)

Also

Mike Willingham	-	Executive Director
Andrew Bennett	-	Deputy Director
Colleen Plonsky	-	Director of Finance
Jami Olive	-	Executive Assistant
Bob Swaine	-	Swaine, Harris & Wohl, P.A.
Jack Thompson	-	Avcon, Inc.
Rex Thompson	-	Allied Universal
Heather Meyer	-	AtkinsRéalis
Craig Sucich	-	RS&H
Keira Medina	-	Avcon, Inc. (by Teams)
Michael Hangartner	-	Rexair
Kate Barnum	-	Rexair
Jeffrey Cotter	-	(by Teams)

1. OPENING ITEMS

A. Meeting was called to order at 1:31 p.m. by Chairman Stanley Wells.

B. Bob Swaine led the Invocation and led the Pledge.

C. Roll Call

Mark Andrews, Carl Cool, Jason Dunkel, Pete McDevitt, and Stanley Wells were present at the meeting. D. Craig Johnson joined by Teams. Terrill Morris was absent.

D. Announcements

Stanley Wells read the announcements that were presented, which were, the next board meeting will be Thursday, October 16th at 1:30pm.

2. CONSENT AGENDA

Approve the Consent Agenda:

Chairman Stanley Wells asked if there was any public comment pertaining to the consent agenda items, with no comment asked.

There was a motion by Pete McDevitt to approve the Consent Agenda with a second by Carl Cool. The motion was passed with ayes from Andrews, Cool, Dunkel, McDevitt, and Wells.

3. MISCELLANEOUS

No items were presented.

4. ACTION ITEMS

Chairman Stanley Wells asked if there was any public comment pertaining to the consent agenda items, with no comment asked.

a.) Approve and Ratify the execution and delivery of: FAA Airport Improvement Grant – South Partial Parallel Taxiway Delta – \$2,400,627; and all action as taken by Airport Staff with respect thereto

There was a motion by Pete McDevitt to approve the item as presented, with a second by Carl Cool. The motion was passed with aye votes by Andrews, Cool, Dunkel, McDevitt and Wells.

b.) Approve and Ratify the execution and delivery of: FDOT – PTGA 448710-1-94-01 Amendment – South Partial Parallel Taxiway Delta – \$26,349; and all action as taken by Airport Staff with respect thereto

There was a motion by Mark Andrews to approve the item as presented, with a second by Pete McDevitt. The motion was passed with aye votes by Andrews, Cool, Dunkel, McDevitt and Wells.

c.) ITB #25-06 Partial Parallel Taxiway Delta – Recommendation of Award & Contract – E.O. Koch Construction, Co.

This item was presented by Andrew Bennett. There was a motion by Jason Dunkel to approve the item as presented, with a second by Carl Cool. The motion was passed with aye votes by Andrews, Cool, Dunkel and Wells. Board member Pete McDevitt abstained from the vote, disclosure of business associations.

d.) CliftonLarsonAllen, LLP – Statement of Work – Assertion Based Examination Services and Audit Services

This item was presented by Julie Fowler of CliftonLarsonAllen. There was a brief discussion. There was a motion by Carl Cool to approve the item as presented, with a second by Jason Dunkel. The motion was passed with aye votes by Andrews, Cool, Dunkel, McDevitt and Wells.

e.) Resolution 25-09 Approving Budget Amendment S25-06

This item was presented by Colleen Plonsky. There was a motion by Pete McDevitt to approve the item as presented, with a second by Carl Cool. The motion was passed with aye votes by Andrews, Cool, Dunkel, McDevitt and Wells.

f.) Resolution 25-10 Approving 2025-2026 Budget

This item was presented by Colleen Plonsky. There was a motion by Mark Andrews to approve the item as presented, with a second by Carl Cool. The motion was passed with aye votes by Andrews, Cool, Dunkel, McDevitt and Wells.

CONTINGENT ACTION ITEMS

No items were presented.

5. EXECUTIVE DIRECTOR'S REPORT

Deputy Director Andrew Bennett presented the Executive Director's report and gave a briefing on the ongoing range activities for this month. There was a brief discussion in regard to the upcoming range activities. He also gave a brief update on the FBO operations through August 2025. Deputy Director Bennett presented awards of Certificate in FBO Management through Embry-Riddle Aeronautical University to staff members Jami Olive and Luis Pratts.

Deputy Director Andrew Bennett introduced the guest speaker, Michael Hangartner and Kate Barnum, from Rexair. They gave a brief presentation and update on the flight school that operates here in Sebring.

6. DIRECTOR'S BUSINESS

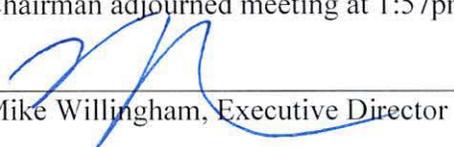
No items were presented.

7. CONCERNS OF THE PUBLIC

No items were presented.

8. ADJOURNMENT

Chairman adjourned meeting at 1:57pm.



Mike Willingham, Executive Director

November 20, 2025

Approved by Board

September 2025 Paid List

Date	SAA/FBO - Paid Invoices	Amount	Description
9/2/2025	Bella Villa 31	\$2,384.00	SAA/FBO: August 2025 Cleaning of Terminal Building, T-Hangar Restrooms
9/2/2025	Copy Life Inc	\$304.58	SAA/FBO: August 2025 Copies
9/2/2025	Greater LP Chamber of Commerce	\$175.00	SAA: Annual Membership Dues - Lake Placid Chamber of Commerce
9/2/2025	Romke P. Sikkema	\$200.00	SAA: Security Deposit Refund
9/2/2025	TechHouse:Intergrated	\$106.32	SAA: General IT Support - Lumen Internet Email Error One Drive Update
9/9/2025	Artistic Towing & Repair Inc.	\$750.00	FBO: Towing of Fuel Truck to APBR After Inspection/Repairs
9/9/2025	Cintas	\$224.56	SAA/FBO: Weekly Service Mats, Soap, Germx
9/9/2025	Cintas	\$130.00	SAA/FBO: Monthly Agreement for AED System
9/9/2025	Heartland Spring Water, Inc.	\$402.00	SAA/FBO: Delivery of 40 Cases of Spring Water
9/9/2025	Hicks Oil Co., Inc.	\$724.91	FBO: Diesel Fuel Purchase for Fuel Farm
9/9/2025	Leaf Capital Funding, LLC	\$457.26	SAA/FBO: Lease of Copy Machines August 2025
9/9/2025	Leedy Electric West	\$456.00	SAA: Service Call 250kW Generator (Terminal Bldg.) - Fixed Oil Pressure Overload
9/9/2025	Lumen	\$1,151.82	SAA/FBO: September 2025 Fiber Optic
9/9/2025	Paul C Valladares Jr	\$270.00	SAA/FBO: September 2025 Plant Service
9/9/2025	Rapid Systems	\$143.95	SAA/FBO: August 2025 Monthly Internet for Tower
9/9/2025	Universal Protection Service, LLC	\$14,233.72	SAA: August 2025 Security Services
9/16/2025	Hicks Oil Co., Inc.	\$821.37	SAA/FBO: Diesel Fuel Purchase for KSEF
9/16/2025	JC White Architectural Interior Products	\$2,561.19	SAA: Balance of Office Furniture/Equip Chairs for Admin/Accounting Dept
9/16/2025	Leedy Electric West	\$1,347.00	SAA: Service Call 250kW Generator (Terminal Bldg.) Testing and Troubleshoot Malfunction
9/16/2025	Mosaix Software Inc.	\$1,315.00	FBO: Avman Series 1 Software - October 2025
9/16/2025	Pitney Bowes Global Financial	\$192.75	SAA: Quarterly Lease of Postage Machine
9/16/2025	The News Sun	\$47.25	SAA: Publication for Public Comment Request Regarding Drainage Improvement Project
9/23/2025	American Assoc. of AirportExec	\$325.00	SAA: Membership Due for Executive Director
9/23/2025	Armando J. de Solo III	\$100.00	FBO: Embroidery on Linemen Shirts, Embroidery on SAA Shirts
9/23/2025	Big Messages LLC	\$173.55	SAA/FBO: After Hours Telephone Answering Service Oct 1 - Oct 30
9/23/2025	C & C Plumbing, Inc.	\$571.25	SAA: Tested & Certified 16 Backflow Preventers - All Unites Passed
9/23/2025	CliftonLarsonAllen	\$437.50	SAA: Monthly Lease/Software Fees
9/23/2025	Coastal MRO	\$54.50	FBO: Random Drug Screening
9/23/2025	Dickerson Infrastructure, Inc.	\$147,625.25	SAA: August 2025 Webster Turn Dr Recon-FJG Grant Reimbursement
9/23/2025	Federal Express Corporation	\$54.58	SAA: Express Shipping Charges
9/23/2025	Gibson Aviation Services Inc.	\$242.40	FBO: Actuating Pump for AvGas Truck - Repair
9/23/2025	International Fire Protection, Inc.	\$1,401.00	SAA: Annual Sprinkler/Fire Alarm Inspection - Terminal Bldg.
9/23/2025	Ports Publishing, LLC.	\$350.00	SAA: Advertising 2025 American Ports Resource Guide
9/23/2025	Reed Appraisal Company	\$3,150.00	SAA: Professional Services for Ground Lease/Rental Rates & Market Study - Buildings 916, 917, 918, 919
9/23/2025	Shutts & Bowen, LLP	\$2,972.50	SAA: August 2025 Legal Services Regarding Sourcewell; August 2025 Legal Services Eminent Domain - Haywood Taylor; August 2025 Legal Services - Star Farms Corp
9/23/2025	SWK Technologies, Inc.	\$498.75	SAA: Monthly Fee for Sage 100 Secure Cloud Services
9/23/2025	TechHouse:Intergrated	\$1,555.65	SAA/FBO: Monthly Recurring Software Fee
9/25/2025	Ascent Aviation Group	\$22,178.60	FBO: Jet-A Fuel @ APBR
9/26/2025	Petty Cash Reimbursement	\$248.28	SAA/FBO: Petty Cash Reimbursement 2/2025 - 8/2025
9/30/2025	Bugs Bee-Ware Ext., Inc.	\$110.00	SAA: Plant/Shrub Care - Insecticide/Fungicide Bldg. 103
9/30/2025	Cintas	\$224.56	SAA/FBO: Weekly Service, Mats, Soap, Germx
9/30/2025	Copy Life Inc	\$305.67	SAA/FBO: September 2025 Copies
9/30/2025	CrawfordTech Government Solutions LLC	\$702.80	SAA/CRA: August 2025 Board Packet Transcripts (ADA Compliance)
9/30/2025	D&D Garage Doors of Sebring, Inc.	\$598.00	SAA: Building 22 Garage Door Repair
9/30/2025	Department of Management Svcs.	\$338.01	SAA/FBO: August 2025 Audio Long Distance
9/30/2025	Dustin Dennis	\$510.00	SAA/FBO: Detailing of Airport Vehicles
9/30/2025	Florida Waste Solutions LLC	\$1,191.20	SAA/FBO: Monthly Waste Collection Services
9/30/2025	Leaf Capital Funding, LLC	\$457.26	SAA/FBO: Lease of Copy Machines September 2025
9/30/2025	TechHouse:Intergrated	\$70.88	SAA: General IT Support - Trouble Shoot Printer Problems
9/30/2025	Terry E. Elders	\$112.84	SAA: Maintenance Uniform Shirts Reimbursement

Total Paid: \$214,958.71

October 2025 Paid List

Date	SAA/FBO - Paid Invoices	Amount	Description
10/2/2025	Ascent Aviation Group	\$22,098.40	FBO: Jet-A Fuel @ APBR
10/2/2025	Sage Payment Solutions	\$5,414.55	SAA: Paya Exchange Credit Card Fees October 2025
10/6/2025	Bella Villa 31	\$2,980.00	SAA/FBO: September 2025 Cleaning of Terminal Bldg., Hangar Restrooms
10/6/2025	Swaine, Harris & Wohl, P.A.	\$5,700.00	SAA: August 2025 General On-Call Services, Legal Services - SLID Dispute
10/6/2025	TWC Services	\$1,437.48	SAA: Service Call Cafe - Cooler :Unit Lines Freezing/Unclogged Drain Lines, Cleaned & Sanitized Ice Machines
10/7/2025	Kayla's Kitchen, LLC.	\$720.00	SAA: Luncheon for FDOT Coordination Efforts
10/8/2025	SWK Technologies, Inc.	\$498.75	SAA: Monthly Fee for Sage 100 Secure Cloud Services
10/9/2025	Ascent Aviation Group	\$21,970.66	FBO: Jet-A Fuel @ APBR
10/9/2025	Sarahskip LLC (Morty&Edna's)	\$1,197.70	SAA: Staff Appreciation Luncheon 10.15.25
10/14/2025	Ascent Aviation Group	\$46.00	FBO: Credit Card Equipment Monthly Warranty and Communication Fees
10/15/2025	Air & Electrical Services, Inc	\$855.12	SAA: Service Call: Bldg. 103 Relative Humidity Was 80% - Return Air Input Added to Dehumidifier SAA: AC Service Call/Repair Bldg. 22: Replaced Float Switch, Temporarily Repaired Drain Pan
10/15/2025	Armando J. de Solo III	\$15.00	SAA: Embroidery on Staff Uniform Shirts
10/15/2025	Bassett Electronics Inc	\$786.99	SAA: Conference Room Improvements: Mount Soundbar (Labor), Connection of Wireless Items
10/15/2025	Bugs Bee-Ware Ext., Inc.	\$976.00	SAA: Insecticide and Weed Control Application
10/15/2025	Cintas	\$649.19	SAA/FBO: Weekly Services; Mats, Soap, Germx, Red FBO Mats
10/15/2025	Cintas	\$130.00	SAA/FBO: Monthly Agreement for AED System
10/15/2025	Clyde Johnson Contracting & Roofing, Inc	\$26,850.00	SAA: Building 735 Interior Renovations & Safety Improvements
10/15/2025	DBT Transportation Services	\$1,648.60	FBO: Repair - Circuit Board Assembly for AWOS
10/15/2025	Innovative Publishing	\$235.00	SAA: Directory Listing in Florida Airports Council Directory
10/15/2025	Paul C Valladares Jr	\$270.00	SAA/FBO: October 2025 Plant Service
10/15/2025	Preferred Governmental Ins. Tr	\$10,170.00	SAA/FBO: Insurance - Worker's Comp 10/1/25 - 10/1/2026
10/15/2025	Rapid Systems	\$143.95	SAA/FBO: September 2025 Monthly Internet for Control Tower
10/15/2025	Risk Management Associates Inc	\$207,728.04	SAA/FBO: Insurance Expenses: Preferred Governmental Insurance Trust (PGIT) Policy, Aviation Liability, Railroad Protective - 10/01/2025 - 10/01/2026
10/15/2025	TechHouse:Intergrated	\$183.76	SAA: General IT Support - Internet Issue/Reset, Corporate Switch, Access to SharePoint, Etc.
10/15/2025	U.S. Department of Agriculture	\$475.36	FBO: APHIS Wildlife Management - Multi Species - Airfield/Airside
10/20/2025	Verizon Wireless	\$976.69	SAA/FBO: Monthly Mobile Service October 2025
10/21/2025	Ascent Aviation Group	\$22,542.46	FBO: Jet-A Fuel @ KSEF
10/21/2025	Atkins North America, Inc.	\$125,836.00	SAA: Carroll Shelby Rehab Design - Grant Reimbursed
10/21/2025	Atkins North America, Inc.	\$61,995.13	SAA: August 2025 On-Call Services
10/21/2025	Big Messages LLC	\$173.55	SAA/FBO: After Hours Telephone Answering
10/21/2025	Bio-Tech Consulting Inc.	\$3,900.00	SAA: Bi-Monthly Waterway Weed Control
10/21/2025	Cintas	\$224.56	SAA/FBO: Weekly Services; Mats, Soap, Germx, Sanis Screen
10/21/2025	Cintas Corporation No. 2 dba	\$101.44	FBO: First Aid Cabinet Replenishment
10/21/2025	Cole Auto Supply, Inc	\$3,881.92	FBO: Purchased Oil For Resale (Pilot Supplies)
10/21/2025	CrawfordTech Government Solutions LLC	\$1,189.20	SAA/CRA: September 2025 Board Packet Transcripts (ADA Compliance)
10/21/2025	Diana Ries Designs, Inc.	\$685.00	SAA/CRA: September 2025 Website Updates
10/21/2025	Durrance & Associates PA	\$12,506.25	SAA: Professional Services (Related to Star Farms in 2024)
10/21/2025	Heartland Spring Water, Inc.	\$302.00	SAA/FBO: Delivery of 30 Cases of Spring Water
10/21/2025	Lumen	\$1,151.82	SAA/FBO: October 2025 Fiber Optic Service
10/21/2025	Mosaix Software Inc.	\$1,315.00	FBO: Avman Series Software - November 2025
10/21/2025	Risk Management Associates Inc	\$642.36	SAA: Drone Aircraft and Operator Insurance Policy, 10/17/25-10/01/26 (Property Inspection and Stormwater Monitoring)
10/21/2025	Swift Fuels, LLC	\$7,987.79	FBO: UL94 AvGas @ KSEF
10/21/2025	TechHouse:Intergrated	\$1,647.53	SAA/FBO: Monthly Recurring Software Fee, General IT Support User
10/21/2025	Universal Protection Service, LLC	\$14,683.04	SAA: September 2025 Security Services
10/21/2025	Yarbrough Tire & Service, Inc.	\$2,755.49	SAA: 2014 Chevrolet Tahoe: Oil Change, New Brakes/Calipers, Left Sway Bar, Front Window Regulator w/ Motor, Front Door Switch
10/23/2025	Dustin Dennis	\$510.00	SAA/FBO: Detailing of Airport Vehicles
10/23/2025	Pitney Bowes Global Financial	\$500.00	SAA: Prepaid Postage Replenishment
10/23/2025	Universal Protection Service, LLC	\$262.77	SAA: Fuel for Security Vehicle; Per Contract January 2025 thru August 2025

October 2025 Paid List

Date	SAA/FBO - Paid Invoices	Amount	Description
10/27/2025	Dickerson Infrastructure, Inc.	\$199,713.75	SAA: Sept 2025 Webster Turn Dr. Reconstruction Grant Reimbursed
10/29/2025	Air & Electrical Services, Inc	\$5,832.88	SAA: Service Call/AC Repair Bldg. 22: Replacement of 4 Zone Dampers and Motors, Reindexed/Adjusted Dampers, Replaced Duct Work, Re-Insulated Pipe
10/29/2025	All About Lawns, Inc.	\$700.00	SAA: Repair to Irrigation Lines Terminal Building; Commercial Hangar C104
10/29/2025	Atkins North America, Inc.	\$42,712.50	SAA: September 2025 On-Call Services
10/29/2025	Brannock Berman & Seider	\$9,127.00	SAA: September 2025 Legal Services: SLID - Appeal Process
10/29/2025	Bryant Miller Olive P.A.	\$19,137.50	SAA: September 2025 Legal Services: SLID - Storm Water Treatment
10/29/2025	Cintas	\$224.56	SAA/FBO: Weekly Services; Mats, Soap, Germx, Sanis Screen
10/29/2025	CivilSurv Design Group, Inc.	\$9,250.00	SAA: Professional Post-Design Services for Webster Turn Reconstruction Project Grant Reimbursed
10/29/2025	Copy Life Inc	\$308.20	SAA/FBO: October 2025 Copies
10/29/2025	Florida Waste Solutions LLC	\$1,191.20	SAA/FBO: Monthly Waste Collection Services
10/29/2025	Jack's Lawn Service	\$9,500.00	SAA: October 2025 Lawn and Landscape Care Terminal Building, Bldg. 735, Diversified, Canal Weed Control
10/29/2025	Shutts & Bowen, LLP	\$100.00	SAA: September 2025 Legal Services Eminent Domain - Haywood Taylor
10/29/2025	Swaine, Harris & Wohl, P.A.	\$4,155.00	SAA: September 2025 General On-Call Services, Legal Services - SLID Dispute
10/29/2025	TEAMFL	\$1,800.00	SAA: 2025 - 2026 Annual Membership Dues
10/29/2025	TechHouse:Intergrated	\$70.88	SAA: General IT Support - Microsoft Teams Issues (Executive Director)
10/30/2025	Ascent Aviation Group	\$31,204.41	FBO: 100LL AvGas @ KSEF
Total Paid:		\$913,978.43	

September 2025 P-Cards

Purchase Date	Vendor Name	Amount	GL: Description
9/3/2025	SUMMIT SAFETY/HIVIS SU	\$207.65	FBO: Purchase of High Visibility Uniform Shirts for Linemen
9/4/2025	WAWA 5373	\$63.25	SAA: Fuel for Operations Vehicle
9/5/2025	STARLINK INTERNET	\$540.00	SAA/FBO: Monthly Back-Up Satellite Internet Service
9/5/2025	VAL SEVEN SEBRING RACE	\$384.45	SAA: Hotel Room -Webster Turn Rehab Project - Resident Project Representative
9/5/2025	GOOGLE YouTube TV	\$94.25	SAA: Monthly Subscription for Terminal Building Waiting Area
9/6/2025	AMAZON MKTPL HT7T386O3	\$59.99	SAA: Chair Cushion
9/8/2025	LOOPNET	\$198.00	SAA: Online Reality Listing Service Company
9/8/2025	VAL SEVEN SEBRING RACE	\$367.95	SAA: Hotel Room -Webster Turn Rehab Project - Resident Project Representative
9/9/2025	Charles Tyrwhitt, Inc.	\$230.00	SAA: Deputy Director Uniform Shirts
9/9/2025	Adobe Inc	\$269.84	SAA: Monthly Subscriptions for Software
9/9/2025	AMAZON MKTPL 7W3648TO3	\$174.82	SAA: Office Supplies - File Folders, Glassine Paper Sheets for Artwork, Art Photo Storage Box, Coffee Bar Replenishment - Lids, Truvia, Splenda, Creamer
9/9/2025	PSI EXAMS	\$175.00	FBO: FAA Part 107 Drone Exam (For Drone Pilot License) Certification for SAA/FBO Staff to Monitor Drainage Outfalls
9/10/2025	SP SRQCOFFEE.COM	\$279.80	FBO: Coffee Bar Replenishment – Coffee
9/10/2025	WAWA 5370	\$33.67	FBO: Fuel for Courtesy Vehicle
9/10/2025	WAWA 5370	\$65.70	FBO: Fuel for Courtesy Vehicle
9/11/2025	AMAZON MKTPL T48NQ6NS3	\$203.90	FBO: Employee Uniform Tops/Pants CSR/LineTech; Complimentary Mints
9/11/2025	WAWA 5370	\$89.51	FBO: Fuel for Courtesy Vehicle
9/11/2025	FSP QT PETROLEUM ON DEMAN	\$1,675.00	SAA/FBO: Fuel Farm Card Reader Software Subscription and Cell Plan
9/12/2025	Griffins Cleaners	\$32.24	SAA: Dry Cleaning of Uniform Dress Shirts
9/12/2025	WAWA 5373	\$59.01	SAA: Fuel in Operations Vehicle
9/12/2025	AMAZON MKTPL UJ8FI9PY3	\$139.93	FBO: Uniform Tops for CSR's
9/12/2025	CIRCLE K 07515	\$72.00	SAA/FBO: Fuel for Maintenance Truck
9/12/2025	NAPA AUTO PARTS SEBRING	\$73.99	SAA: Tire Patch Kit
9/13/2025	TRTAX&ACTGPROFESSIONAL	\$326.00	SAA: Monthly Subscription Fixed Assets Software
9/13/2025	WAWA 5371	\$35.87	FBO: Fuel for Courtesy Vehicle
9/14/2025	SOLITA - ORLANDO - 320	\$47.39	SAA: Meal for FAC - Aviation Leadership Development Conference - Deputy Director
9/15/2025	SHAKAI SUSHI LOUNGE	\$65.00	SAA: Meal for FAC – Aviation Leadership Development Conference – Deputy Director
9/15/2025	MICHAELS STORES 7764	\$24.99	SAA: Professional Framing of Embry Riddle FBO Management Certificates
9/15/2025	FAADRONEZONE	\$5.00	SAA: Drone Registration
9/16/2025	PAR ACROPOLIS - ORLANDO	\$58.19	SAA: Meal for FAC – Aviation Leadership Development Conference – Deputy Director
9/17/2025	EMBASSYSUITES	\$682.14	SAA: Hotel Accommodations for FAC – Aviation Leadership Development Conference – Deputy Director
9/17/2025	OPENAI CHATGPT SUBSCR	\$200.00	SAA: Professional Monthly AI Software Subscription
9/17/2025	AIRCRAFT & PILOT ASSN	\$89.00	SAA: Membership Dues for Aircraft Owners and Pilots Association
9/17/2025	WAWA 5370	\$26.71	FBO: Fuel for Courtesy Vehicle
9/17/2025	WAWA 5370	\$50.39	FBO: Fuel for Courtesy Vehicle
9/17/2025	WAWA 5370	\$63.90	FBO: Fuel for Courtesy Vehicle
9/17/2025	TRIANGLE HARDWARE	\$144.82	FBO: Ground Cable and Cable Stops for Avgas Truck repair
9/18/2025	VAL SEVEN SEBRING RACE	\$421.83	SAA: Hotel Room -Webster Turn Rehab Project - Resident Project Representative
9/19/2025	SUNPASS ACC133808069	\$12.32	SAA: Out-of-Town Tolls Paid
9/19/2025	VERIZONWRLSS RTCCR VB	\$1,397.56	SAA/FBO: Monthly Mobile Service September 2025
9/19/2025	AMAZON MKTPL JV2Z162D3	\$51.00	FBO: Coffee Bar Replenishment - Sugar, Honey Sticks, and Creamer
9/19/2025	WAL-MART #0666	\$49.85	FBO: Coffee Bar Replenishment - Gatorade Powder
9/19/2025	THE HOME DEPOT #6340	\$110.09	SAA/FBO: Combination Master Padlocks for Airport Gates & Electrical Wire Cutters

September 2025 P-Cards

Purchase Date	Vendor Name	Amount	GL: Description
9/20/2025	VERIZONWRLSS RTCCR VB	\$237.20	SAA/FBO: Payoff Device to Upgrade Business Phone Plan to 5G
9/20/2025	Amazon.com ZB0PI72B3	\$189.25	SAA/FBO: Restroom Paper Towels
9/21/2025	WAWA 5373	\$60.27	SAA: Fuel in Operations Vehicle
9/21/2025	AMAZON MKTPL 9K72D9JA3	\$114.07	FBO: Lineman Uniform Pants & Water Pump Impeller for Transfer Pump
9/22/2025	VAL SEVEN SEBRING RACE	\$384.45	SAA: Hotel Room -Webster Turn Rehab Project - Resident Project Representative
9/22/2025	AMAZON MKTPL XJ1Q60XT3	\$16.99	SAA: Drone Strobe Light for Outfall Structure
9/22/2025	CIRCLE K 07515	\$66.00	SAA/FBO: Fuel for Maintenance Truck
9/23/2025	AMAZON MKTPL NM6GL6V93	\$51.92	SAA: Office Supplies - 2026 Calendar, Desk Organizer, Pens
9/23/2025	W & W LMB LAKE PLACID	\$64.99	FBO: Weed Killer
9/23/2025	AMAZON MKTPL 145K850Z3	\$95.72	SAA: Drone Parts - Lens's and Controller Protector
9/23/2025	NAPA AUTO PARTS SEBRING	\$184.40	SAA: Hydraulic Hose Repairs in Commercial Hangar
9/24/2025	SQ FLORIDA REALTY MEDIA	\$750.00	SAA: Drone Footage of Outfall Structures
9/24/2025	VBS VONAGE BUSINESS	\$447.93	SAA/FBO: Monthly Phone Service
9/24/2025	AMAZON MKTPL SO8IF2MA3	\$196.94	SAA/FBO: Uniform Pants for FBO Employee, Cellphone Cases -for Line, Ramp, and Operation Supervisor Phones, Digital Pointer Presentation Clicker for Boardroom
9/25/2025	AMAZON MKTPL PL8KF2BF3	\$37.57	SAA: Phone Case and Screen Protector for Director of Finance
9/25/2025	RACEWAY 994 53609947	\$43.00	FBO: Fuel for Courtesy Vehicle
9/25/2025	NAPA AUTO PARTS SEBRING	\$5.44	FBO: Rubber Ties for Fire Extinguisher
9/25/2025	AMAZON MKTPL 9I1TX2E43	\$28.87	SAA: Drone Parts - Propellers
9/26/2025	WAWA 5373	\$58.37	SAA: Fuel for Operations Vehicle
9/26/2025	AMAZON MKTPL JT7DD5FC3	\$354.02	FBO: Three (3) Replacement LED Beacon Lights for Golf Carts, Coffee Bar Replenishment - Creamer, Ice-pop, CSR Uniform Pants, SAA: Sardine for Wildlife
9/26/2025	SEBRING AIRPORT AUTHORITY	\$0.09	FBO: Test Transaction - QTPod System (Fuel Farm Card Reader Diagnostic Purposes)
9/27/2025	HARBOR FREIGHT TOOLS 538	\$132.98	FBO: Replacement Transfer Pump and Drill Bits
9/27/2025	WAL-MART #0666	\$12.16	FBO: Thermal Paper for Pneumecator
9/28/2025	AMAZON MKTPL M23LW8OL3	\$19.88	FBO: Thermal Paper for Pneumecator
9/29/2025	SQ SOPHIE'S DOWNTOWN	\$42.25	SAA: Lunch with Prospective Tenant
9/29/2025	VAL SEVEN SEBRING RACE	\$318.45	SAA: Hotel Room -Webster Turn Rehab Project - Resident Project Representative
9/29/2025	Mailchimp	\$26.50	SAA: Email Marketing Tool
9/29/2025	CIRCLE K 07515	\$90.00	FBO: Fuel for Courtesy Vehicle
9/29/2025	CIRCLE K 07515	\$66.00	SAA/FBO: Fuel for Maintenance Truck
9/29/2025	AMAZON MKTPL ZY28500Y3	\$999.75	SAA: Wheel Kits for Gate Operators
9/30/2025	AMAZON MKTPL NJ1NU7032	\$86.12	FBO: Break Room Supplies, Trash Bags, Lineman Uniform Shorts
10/1/2025	SQ FLORIDA REALTY MEDIA	\$500.00	SAA: Drone Footage of Outfall Structures
10/1/2025	HR CERTIFICATION INSTITUTE	\$126.65	SAA: Online Class for Director of Finance HR Recertification
10/1/2025	WWW.EBRIDGE.COM	\$175.00	SAA: Monthly Fee for Record Retention
10/1/2025	CIRCLE K 07515	\$36.00	FBO: Fuel for Courtesy Vehicle
10/1/2025	WAWA 5370	\$32.00	FBO: Fuel for Courtesy Vehicle
10/1/2025	WALGREENS #9006	\$59.80	SAA: Four (4) Sunpass Pro Transponders Purchased
10/1/2025	MARATHON PETRO242701CITGO	\$71.00	FBO: Fuel for Courtesy Vehicle
10/2/2025	Griffins Cleaners	\$71.57	SAA: Dry Cleaning of Uniform Shirts
10/2/2025	HR CERTIFICATION INSTITUTE	\$219.00	SAA: Online Class for Director of Finance HR Recertification and Paper Certificate
10/2/2025	HR CERTIFICATION INSTITUTE	\$67.15	SAA: Online Class for Director of Finance HR Recertification
10/2/2025	FL REDEVELOPMENT ASSN	\$495.00	CRA: Membership FL Redevelopment Association
10/2/2025	APEX OFFICE PRODUCTS INC	\$134.97	SAA/FBO: Three Cases of Copy Paper
10/2/2025	AMAZON MKTPL NV8AS1CK1	\$20.89	FBO: Coffee Bar Replenishment - Mints
10/2/2025	EXXON LAMOSS INC.	\$42.84	FBO: Fuel for Courtesy Vehicle

Total Due: \$16,585.45

October 2025 P-Cards

Purchase Date	Vendor Name	Amount	GL: Description
10/3/2025	AMAZON MKTPL NJ3C939L2	\$307.32	FBO: Thermal Receipt Paper for Fuel Trucks, SAA: Office Supplies: Fiscal Year-End Binders, Staff Appreciation Luncheon Supplies
10/3/2025	SQ GRACEFUL GRAZING	\$116.78	SAA: Staff Appreciation Luncheon
10/3/2025	AMAZON MKTPL NV68U4SN0	\$161.94	SAA: Flood Lights for Wildlife Management (Night Survey)
10/3/2025	WAL-MART #0666	\$31.90	FBO: Gloves; SAA: Boardroom Drinks
10/3/2025	TRACTOR-SUPPLY-CO #0510	\$52.98	SAA: Battery Pack for Wildlife Management Camera; FBO:Gloves
10/5/2025	STARLINK INTERNET	\$540.00	SAA/FBO: Monthly Back-Up Satellite Internet Service
10/5/2025	AMAZON MKTPL NV7LT6V91	\$164.41	SAA: Staff Appreciation Luncheon Supplies
10/5/2025	Google YouTube TV	\$94.25	SAA: Monthly Subscription for Terminal Building Waiting Area
10/6/2025	LOOPNET	\$198.00	SAA: Online Realty Listing Service Company
10/6/2025	Amazon.com NV8GM00J2	\$19.08	SAA/FBO: Dawn Dish Soap
10/6/2025	SUMMIT SAFETY/HIVIS SU	\$185.79	FBO: High Visibility Uniform Shirts for Linemen
10/7/2025	AMAZON MKTPL NV5H62WZ1	\$23.99	SAA: Staff Appreciation Luncheon Supplies
10/7/2025	INN ON THE LAKES	\$129.00	SAA: Hotel Lodging for D. Nale for AAM Presentation (FDOT Coordination Meeting)
10/8/2025	AMAZON MKTPL NF46928K0	\$105.00	SAA: Office Supplies-Legal Pads, Steno Wirebound Notepads, Pens, Batteries
10/8/2025	WAWA 5370	\$47.86	FBO: Fuel for Courtesy Vehicle
10/8/2025	LOCKWOOD AVIATION SUPPLY	\$18.75	FBO: GPU Alternator Bracket Repair
10/8/2025	THE HOME DEPOT #6340	\$45.88	SAA: Fence Repairs for Wildlife Management
10/9/2025	WAWA 5370	\$62.00	SAA: Fuel for Operations Vehicle
10/9/2025	Adobe Inc	\$269.84	SAA: Monthly Software Subscriptions
10/9/2025	GUS GLOBALSTAR USA	\$681.80	SAA: Annual Contract for Emergency Satellite Phone
10/9/2025	VAL SEVEN SEBRING RACE	\$359.70	SAA: Hotel Room -Webster Turn Rehab Project - Resident Project Representative
10/9/2025	AMAZON MKTPL NV0GM8W12	\$139.90	FBO: Coffee Station Replenishment - Coffee
10/9/2025	NAPA AUTO PARTS SEBRING	\$49.45	FBO: Golf Cart Switch Repair and Fuses
10/10/2025	MORTY & EDNAS	\$46.53	SAA: Lunch with Prospective Tenant
10/10/2025	AMAZON MKTPL NF2YU94H2	\$191.94	SAA: Phone Case, Screen Protector FBO: Paper Towels, Coffee Bar Replenishment-Sugar, Tea, Wood Sticks, Honey
10/10/2025	WAWA 5370	\$59.29	FBO: Fuel for Courtesy Vehicle
10/10/2025	LOWES #02224	\$44.94	FBO: Mold Cleaner for Terminal Building Pressure Washing
10/10/2025	HARBOR FREIGHT TOOLS 538	\$84.99	FBO: Multi-Meter Tester
10/13/2025	TRTAX&ACTGPROFESSIONAL	\$326.00	SAA: Monthly Web Services Subscription-Fixed Asset Software
10/13/2025	VAL SEVEN SEBRING RACE	\$359.70	SAA: Hotel Room -Webster Turn Rehab Project - Resident Project Representative
10/14/2025	DOLLARTREE	\$32.25	SAA: Staff Appreciation Luncheon Supplies
10/14/2025	PAYPAL CUPPRINTLLC	\$444.14	FBO/SAA: Coffee Station Replenishment - Branded Coffee Cups
10/14/2025	WAWA 5371	\$105.45	FBO: Fuel for Courtesy Car and Golf Cart
10/14/2025	FSP QT PETROLEUM ON DEMAN	\$867.14	FBO: QTPod Cell Modem Replacement
10/14/2025	TIRES PLUS 141593	\$282.66	SAA: Tire Replacement for Courtesy Vehicle
10/14/2025	ALLEN ENTERPRISES INC	\$1,157.08	SAA: Replacement Airfield Lighting Fixtures & Supplies
10/16/2025	AMAZON MKTPL NM9495UW0	\$161.84	FBO: Apple Airtags & Cases for Courtesy Vehicle Keys; Coffee Bar Replenishment-Hot Chocolate
10/16/2025	CIRCLE K 07515	\$36.00	FBO: Fuel for Courtesy Vehicle
10/17/2025	OPENAI CHATGPT SUBSCR	\$200.00	SAA: Professional Open AI Software Subscription (Monthly)
10/17/2025	AMAZON MKTPL NU1739OS0	\$91.05	FBO: Replacement Coffee Carafe Dispensers for Coffee Station (3)
10/17/2025	EB 2025 FLORIDA AUTOM	\$700.00	SAA: Registration for Deputy Director for the 2025 Florida Automated Vehicles Summit Conference
10/17/2025	EB 2025 FLORIDA AUTOM	\$700.00	SAA: Registration for Executive Director for the 2025 Florida Automated Vehicles Summit Conference
10/18/2025	AMAZON MKTPL NU7U77FS1	\$44.48	FBO: Coffee Bar Replenishment - Mints
10/18/2025	BASS PRO STORE FORT MYER	\$895.00	FBO: Wildlife Management/Surveying - Thermal Monocle - Night Wildlife Survey
10/19/2025	AMAZON MKTPL NM2QM06E2	\$92.92	SAA: Office Supplies- Printer Cartridge, Calculator Rolls FBO: Key Fob Cover for Courtesy Vehicles, Password Book, and Page/Index Tabs
10/20/2025	WAWA 5373	\$58.84	SAA: Fuel for Operations Vehicle
10/20/2025	OFFICE DEPOT #1165	\$12.78	FBO: Office Supplies - Numbered Divider Tabs
10/20/2025	VAL SEVEN SEBRING RACE	\$479.60	SAA: Hotel Room -Webster Turn Rehab Project - Resident Project Representative
10/20/2025	MARATHON PETRO242701CITGO	\$61.08	FBO: Fuel for Courtesy Vehicle

October 2025 P-Cards

Purchase Date	Vendor Name	Amount	GL: Description
10/21/2025	LABORLAWCENTER, LLC	\$95.01	SAA: Updated Labor Law Compliance Poster
10/21/2025	AMAZON MKTPL NU84375W1	\$70.99	SAA: Office Supplies - Printer Cartridge FBO: Office Supplies - Whiteout Correction Tape
10/21/2025	OFFICE DEPOT #1165	\$42.94	FBO: Office Supplies - Numbered Divider Tabs
10/22/2025	AMAZON MKTPL NU0712FB2	\$30.81	FBO: Key Fob Covers for Courtesy Vehicle
10/22/2025	WAWA 5370	\$51.01	FBO: Fuel for Courtesy Vehicle
10/22/2025	WAWA 5371	\$39.00	FBO: Fuel for Courtesy Vehicle
10/22/2025	HARBOR FREIGHT TOOLS2958	\$227.79	FBO/SAA: Moving Blankets, Stretch Wrap, and Floor Dolly (Lobby Renovation)
10/22/2025	CIRCLE K 07515	\$70.00	SAA/FBO: Fuel for Maintenance Truck
10/23/2025	AMAZON MKTPL N47RA6CB0	\$206.84	SAA: Pedestal Floor Stand Sign Holders for Remodel, Bathroom Handwashing Signage (Employees Must Wash Hands)
10/23/2025	AMAZON MKTPL NU55X2E02	\$199.49	FBO: Slot Punch for Gate Cards/holders, Coffee Station Replenishment – Coffee, Paper Towels for Restrooms
10/24/2025	VBS VONAGE BUSINESS	\$450.31	SAA/FBO: Monthly Phone Service
10/24/2025	AMAZON MKTPL NU3S15P22	\$139.90	FBO/SAA: Coffee Station Replenishment – Coffee
10/24/2025	CIRCLE K 07515	\$35.55	FBO: Fuel for Courtesy Vehicle
10/24/2025	(PC) 8072 EW SEBRING	\$42.60	SAA: Café Remodel: Electrical Receptacles for Café
10/26/2025	AMAZON MKTPL N45345VF0	\$213.74	SAA: Café Remodel: 2-Pack LED Wall Sconce and Air Vent Covers
10/27/2025	SUN N FUN ACE FLMUS	\$10.53	SAA: Affordable Flying Expo Admission - Lakeland Airport - Deputy Director
10/27/2025	AMAZON MKTPL N404986M0	\$506.85	SAA: Pedestal Floor Stand Sign Holder for Remodel, Elastic Fitted Tablecloths for Folding Tables
10/27/2025	HOMEDEPOT.COM	\$350.84	SAA: Café Remodel: Purchase of New Blinds for Café
10/28/2025	WAWA 5370	\$58.90	SAA: Fuel for Operations Vehicle
10/28/2025	AMAZON MKTPL N49IF5RD0	\$25.54	FBO: Tablet Case
10/29/2025	HIGHLANDS CO TAX COLLECTO	\$30.83	SAA: SAA Vehicle Title Paperwork Lien Removal
10/29/2025	Highlands County	\$63.14	SAA: Bond Filing Fee - Contractor: E.O. Koch for Taxiway D Project
10/29/2025	VAL SEVEN SEBRING RACE	\$359.70	SAA: Hotel Room -Webster Turn Rehab Project - Resident Project Representative
10/29/2025	Mailchimp	\$26.50	SAA: Email Marketing Tool
10/29/2025	MARATHON PETRO242701CITGO	\$63.05	FBO: Fuel for Courtesy Vehicle
10/29/2025	WAWA 5370	\$54.34	FBO: Fuel for Courtesy Vehicle
10/29/2025	WM SUPERCENTER #666	\$147.43	SAA: Kitchen Supplies: Plates, Cutlery, Storage Bags FBO: Gatorade, Water Bottles
10/30/2025	TRTAX&ACTGPROFESSIONAL	\$570.00	SAA: Annual Renewal: Fixed Asset Software
10/30/2025	AMAZON MKTPL NK6C44Z70	\$98.27	SAA: Wireless Trackball Mouse, Marker Pens, FBO: 60 Gal Trash Bags
10/30/2025	WAWA 5371	\$117.73	FBO: Fuel for Courtesy Vehicle, Golf Carts, and Generator
11/1/2025	WWW.EBRIDGE.COM	\$175.00	SAA: Monthly Fee for Record Retention
11/1/2025	Amazon.com NK7LO3MS0	\$129.10	SAA/FBO: Restock of Bathroom Tissue
11/3/2025	AMAZON MKTPL NK9SX7332	\$51.48	SAA: Battery Backup and Charger
11/3/2025	CIRCLE K 07515	\$29.01	FBO: Fuel for Courtesy Vehicle
11/3/2025	CIRCLE K 07515	\$42.02	FBO: Fuel for Courtesy Vehicle

Total: \$16,167.56

Accounts Payable Aged Invoice Report
Open Invoices - Aged by Invoice Date - As of 11/12/2025
Sebring Airport Authority (SAA)

Vendor Number/ Invoice Number	Invoice Date	Due Date	Invoice Balance	Current	30 Days	60 Days	90 Days	120 Days	
ALLIED Universal Protection Service, LLC									
17742961	10/31/2025	11/30/2025	\$14,988.22	\$14,988.22	\$0.00	\$0.00	\$0.00	\$0.00	SAA: October 2025 Security Services
Vendor ALLIED Totals:			<u>\$14,988.22</u>	<u>\$14,988.22</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
BECKER Becker & Poliakoff, P.A.									
5265562 OCT 2025	10/31/2025	11/30/2025	\$1,737.50	\$1,737.50	\$0.00	\$0.00	\$0.00	\$0.00	SAA: Legal Services - General Construction Issues Webster Turn Drive Reconstruction
Vendor BECKER Totals:			<u>\$1,737.50</u>	<u>\$1,737.50</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
CINTAS Cintas									
4248849109	11/5/2025	11/30/2025	\$224.56	\$224.56	\$0.00	\$0.00	\$0.00	\$0.00	SAA/FBO: Weekly Service; Mats, Soap, Germx
Vendor CINTAS Totals:			<u>\$224.56</u>	<u>\$224.56</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
CIVILSU CivilSurv Design Group, Inc.									
442-001001-28	10/31/2025	11/30/2025	\$15,705.00	\$15,705.00	\$0.00	\$0.00	\$0.00	\$0.00	SAA: Professional Post-Design Services for Webster Turn Reconstruction
Vendor CIVILSU Totals:			<u>\$15,705.00</u>	<u>\$15,705.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
DIANARI Diana Ries Designs, Inc.									
14814	10/31/2025	10/31/2025	\$2,041.00	\$2,041.00	\$0.00	\$0.00	\$0.00	\$0.00	SAA/CRA: October 2025 Website Updates
Vendor DIANARI Totals:			<u>\$2,041.00</u>	<u>\$2,041.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
JACKS Jack's Lawn Service									
2524 NOV	11/1/2025	12/1/2025	\$8,325.00	\$8,325.00	\$0.00	\$0.00	\$0.00	\$0.00	SAA: November 2025 Lawn and Landscape Care
2526 NOV 735	11/1/2025	12/1/2025	\$150.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	SAA: November 2025 Lawn Care Bldg. 735
2527 NOV DIVERS	11/1/2025	12/1/2025	\$425.00	\$425.00	\$0.00	\$0.00	\$0.00	\$0.00	SAA: November 2025 Lawn Care - Diversified CPC (Tenant Reimbursed)
Vendor JACKS Totals:			<u>\$8,900.00</u>	<u>\$8,900.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
LEW Leedy Electric West									
28032	10/20/2025	11/29/2025	\$595.50	\$595.50	\$0.00	\$0.00	\$0.00	\$0.00	SAA: Minor Maintenance on 25kW Tradewinds Generator
28033	10/20/2025	11/29/2025	\$745.50	\$745.50	\$0.00	\$0.00	\$0.00	\$0.00	SAA: Minor Maintenance on 250kW Generac Generator
Vendor LEW Totals:			<u>\$1,341.00</u>	<u>\$1,341.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
LONGS Long's Air Conditioning, Inc.									
483678	10/31/2025	11/30/2025	\$772.00	\$772.00	\$0.00	\$0.00	\$0.00	\$0.00	SAA: Service Call/Repairs to Runway Cafe AC
Vendor LONGS Totals:			<u>\$772.00</u>	<u>\$772.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
RS&H RS&H, Inc									
10075369003-2 OCT25	10/31/2025	11/30/2025	\$12,088.00	\$12,088.00	\$0.00	\$0.00	\$0.00	\$0.00	SAA: Professional Services SEF Stormwater Drainage Analysis
Vendor RS&H Totals:			<u>\$12,088.00</u>	<u>\$12,088.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
SHUTTS Shutts & Bowen, LLP									
2024453	10/31/2025	11/30/2025	\$150.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	SAA: October 2025 Legal Svcs; Durrance Bill (Star Farms)
Vendor SHUTTS Totals:			<u>\$150.00</u>	<u>\$150.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
SWAINE Swaine, Harris & Wohl, P.A.									
167841 OC	10/31/2025	11/30/2025	\$3,631.36	\$3,631.36	\$0.00	\$0.00	\$0.00	\$0.00	SAA: October 2025 General On-Call Services

Accounts Payable Aged Invoice Report
Open Invoices - Aged by Invoice Date - As of 11/12/2025
Sebring Airport Authority (SAA)

Vendor Number/ Invoice Number	Invoice Date	Due Date	Invoice Balance	Current	30 Days	60 Days	90 Days	120 Days	
167842 SLID	10/31/2025	11/30/2025	\$820.00	\$820.00	\$0.00	\$0.00	\$0.00	\$0.00	SAA: October 2025 Legal Services - SLID Dispute
Vendor SWAINE Totals:			<u>\$4,451.36</u>	<u>\$4,451.36</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
Report Totals:			<u><u>\$62,398.64</u></u>	<u><u>\$62,398.64</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	

Accounts Payable Aged Invoice Report
Open Invoices - Aged by Invoice Date - As of 11/12/2025
Sebring Airport Authority (FBO)

Vendor Number/ Invoice Number	Invoice Date	Due Date	Invoice Balance	Current	30 Days	60 Days	90 Days	120 Days	
ASCENT Ascent Aviation Group									
1153879	10/20/2025	12/4/2025	\$23,031.66	\$23,031.66	\$0.00	\$0.00	\$0.00	\$0.00	FBO: Jet-A Fuel @ APBR
1157498	11/3/2025	11/23/2025	\$29,604.26	\$29,604.26	\$0.00	\$0.00	\$0.00	\$0.00	FBO: 100LL AvGas @ KSEF
1157499	11/3/2025	11/23/2025	\$22,250.78	\$22,250.78	\$0.00	\$0.00	\$0.00	\$0.00	FBO: Jet-A Fuel @ KSEF
Vendor ASCENT Totals:			<u>\$74,886.70</u>	<u>\$74,886.70</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
Report Totals:			<u>\$74,886.70</u>	<u>\$74,886.70</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	

Sebring Airport Authority

Agenda Item Summary

Meeting Date: November 20, 2025

Presenter: Andrew Bennett

Agenda Item: SEF Fuel Farm Improvements – Change Order #01

Background: Following the conclusion of the bidding process for the Fuel Farm Improvement project, MDM Services was selected as the lowest responsive bidder, submitting a bid of \$728,843.00. Construction Administration services will be provided by AtkinsRealis at a cost of \$49,370.00. In accordance with the executed FAA Infrastructure Investment and Jobs Act Grant (\$540,222.00) and the FDOT PTGA agreement (\$301,828.00), total available grant funding stands at \$842,050.00. Accordingly, Authority staff and AtkinsRealis have identified two strategic enhancements, consistent with the project scope, to ensure efficient use of the remaining FDOT funds. Additional details are provided below:

- Increase size of planned UL94 tank from 10K gallons to 12K gallons = \$5,749.00
- Install a fuel farm access catwalk to allow staff and maintenance personnel to safely access the top mounted inventory control system and interstitial access point without the need to utilize individual tank ladder system = \$52,900.00

FDOT will cover 100% of the \$58,649.00 increase in project costs.

Requested Motion: Move to approve and ratify the execution and delivery of the SEF Fuel Farm Improvements Change Order No. 1 and all actions taken by Airport Staff with respect thereto.

Board Action:

Approved **X**

Denied

Tabled

CHANGE ORDER

CHANGE ORDER # 01	AMOUNT \$ \$ 58,649.00	Extension of Time (Subst.): 0 Days	0 Days
		Extension of Time (Final): 0 Days	0 Days
PROJECT: SEF Fuel Farm Improvements - Construction		DATE: 09/22/2025	
CONTRACTOR: MDM Services, Inc.			
A/E: AtkinsRealis			
DESCRIPTION OF CHANGE TO CONTRACT: Increase size of UL94 fuel tank from 10,000 gallons to 12,000 gallons. Install a catwalk system across the fuel tanks with ladders at either side and a stairwell in the middle.			
REASON FOR CHANGE: Due to safety concerns of climbing individual ladders to each tank, the proposed catwalk system will protect staff and contractors allowing them to safely access the fuel tanks. In addition, increasing the tank size to 12,000- gallons will allow the airport to order a full shipment of UL94 in advance of running low, especially in preparation for hurricanes or other emergency responses.			
SOURCE OF FUNDS: FDOT			
Is above change within the intended scope of the original contract? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
(a) Original Contract Amount	\$	\$ 728,843.55	\$ 728,843.55
(b) Previous Approved CO or Amendment	\$	0.00	\$ 0.00
(c) Change Contract Amount By			\$ \$ 58,649.00
(d) New Contract Amount (d = a + b + c)			\$ \$ 787,492.55
MDM Services, Inc. <i>Kristopher Leong</i>		Sebring Airport Authority <i>Andrew Bennett</i>	
Name: Kristopher Leong, Project Manager Date: 10/01/2025		Name: Andrew Bennett, Deputy Director Date: 10/01/2025	



POTENTIAL CHANGE ORDER No. 1

DATE 9/16/2025

Project: Sebring Airport Fuel Farm improvements
128 Authority Lane
Sebring, FL 33870

Owner: Sebring Airport Authority
128 Authority Lane
Sebring, Florida 33870

Architect: MDM Services, Inc.
1055 Kathleen Road
Lakeland, FL 33805

This document is designed to modify the original contract amount and time as outlined. All provisions of the original contract shall remain in effect other than specifically referenced herein.

Description of Change: SAA Request: Provide pricing to increase the capacity for the new AVGAS (UL94) tank from 10KGAL to 12KGAL.
 - REVISED: Provide pricing breakdown & backup.

Item#	Description	Cost
1	Difference between 10KGAL & 12KGAL UL142 Rated AST Self Fueler	\$4,374.00
2	Administration & Management	\$625.13

Subtotal: \$4,999.13
 Markup (10%), Bond Increase \$749.87
 (5%):
 Total: \$5,749.00

The contract time shall be increased by: 0 days

MDM Services, Inc.
Kristopher Leong
 Signature
 Kristopher Leong, Project Manager
 Print
 9/19/2025
 Date

Owner: Sebring Airport Authority
 Signature
 Print
 Date



POTENTIAL CHANGE ORDER No. 2

DATE 9/19/2025

Project: Sebring Airport Fuel Farm improvements
128 Authority Lane
Sebring, FL 33870

Owner: Sebring Airport Authority
128 Authority Lane
Sebring, Florida 33870

Architect: MDM Services, Inc.
1055 Kathleen Road
Lakeland, FL 33805

This document is designed to modify the original contract amount and time as outlined. All provisions of the original contract shall remain in effect other than specifically referenced herein.

Description of Change: SAA Request: Provide pricing for new catwalk system over existing and new above ground storage tanks.

- REVISED: System consists of stainless-steel rails and mounting hardware with fiberglass grates that will accommodate the AVGAS and Jet-A tanks continuously with one (1) staircase centrally located between the fuel tanks. Provided Pricing Breakdown & Backup.

Item#	Description	Cost
1	Stainless Steel Catwalks w/ Fiberglass Grates for four (4) UL142 ASTs	\$42,800.00
2	Administration & Management	\$3,200.00

Subtotal: \$46,000.00
Markup (10%), Bond Increase \$6,900.00
(5%):
Total: \$52,900.00

The contract time shall be increased by: 0 days

MDM Services, Inc.
Kristopher Leong
Signature
Kristopher Leong, Project Manager
Print
9/19/2025
Date

Owner: Sebring Airport Authority
Signature
Print
Date

September 19th, 2025

S-QUO1082 · Sebring Regional Airport

MDM SERVICES Inc.
Sebring Regional Airport
Attention: Kris Leong

Scope of Work: Add catwalk per attached drawings.

Fuel Tech will be quoting as an equipment supplier (not a licensed contractor), providing complete equipment engineering, design, submittals, delivery, and installation. The equipment will be turnkey and ready for use upon delivery — it will not be built on site.

All approvals, permitting, and site work will be handled by others.

Included in Scope of Work:

- Submittal package including detailed drawings for engineer approval
- Carbon steel construction, painted safety yellow
- Center-access stairs
- Fiberglass catwalk grating
- Attachment to tanks via welded steel clips
- Additional support poles as required

Price for Catwalk.....\$40,000.00 (total)

Exclusions:

- Sales tax and any other applicable fees.

Sales Tax: 7%: \$2,800.00
Total: \$42,800.00

Payment Terms:

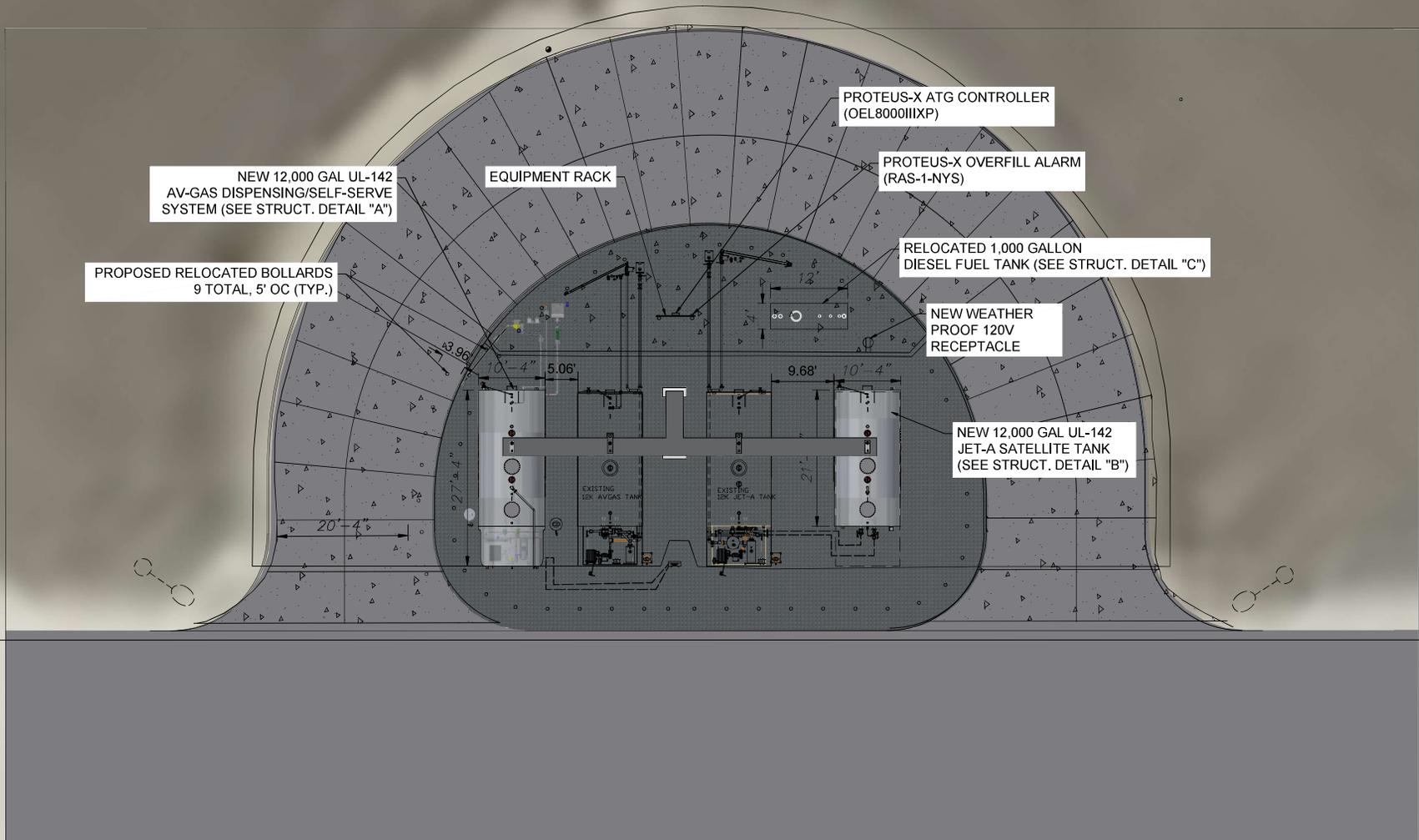
- 25% deposit due after submittal approval.
- 65% due upon shipment/delivery.
- 10% due after Owner acceptance.

Lead Time:

- 16 to 20 weeks from submittal drawing approval.

Respectfully Submitted,
Fuel Tech Inc.
Per: John “Jeff” Keegan, President





NEW 12,000 GAL UL-142
AV-GAS DISPENSING/SELF-SERVE
SYSTEM (SEE STRUCT. DETAIL "A")

PROPOSED RELOCATED BOLLARDS
9 TOTAL, 5' OC (TYP.)

EQUIPMENT RACK

PROTEUS-X ATG CONTROLLER
(OEL8000IIIXP)

PROTEUS-X OVERFILL ALARM
(RAS-1-NYS)

RELOCATED 1,000 GALLON
DIESEL FUEL TANK (SEE STRUCT. DETAIL "C")

NEW WEATHER
PROOF 120V
RECEPTACLE

NEW 12,000 GAL UL-142
JET-A SATELLITE TANK
(SEE STRUCT. DETAIL "B")

CLIENT:



**SEBRING AIRPORT
AUTHORITY**

DESIGN TEAM TITLE:



**MDM
SERVICES, INC.**
Engineering • Environmental • Construction
1005 HATHLEEN ROAD, LAKELAND, FLORIDA 33805
Phone: (853) 846-1332
FAX: (853) 846-1334

NO.	DATE	REVISION DESCRIPTION

SITE DESIGNATIONS:

**SEBRING AIRPORT
AUTHORITY FUEL
FACILITY EXPANSION**
128 AUTHORITY LN,
SEBRING, FL 33870

SCALE: 1" = 8'	NEW JOB # TBD
DATE: 7/29/2025	
DESIGNED BY:	
DRAWN BY: A.S.J.H.	FILE NAME:
CHECKED BY:	

DRAWING TITLE:

SHEET NO:

SITE PLAN

Sebring Airport Authority

Agenda Item Summary

Meeting Date: November 20, 2025

Presenter: Andrew Bennett

Agenda Item: Webster Turn Drive Reconstruction – Change Order #01

Background: During the project design phase, it was anticipated that existing on-site recycled crushed concrete would be used as the 10-inch base layer for the roadway. The design presumed this material would meet the required strength standard (LBR 150) in accordance with FDOT Section 285 based on successful utilization with previously completed infrastructure projects. However, subsequent testing showed that the stockpiled material does not meet the required criteria, making it unsuitable for use as a base material.

The alternate off-site recycled concrete material listed in the bid schedule is currently in high demand and not readily available. To maintain the project schedule and achieve cost savings, the contractor has proposed substituting FDOT B-02 shell material instead. This material meets FDOT Section 285 specifications, is immediately available, and provides a cost benefit to the project.

Both the Engineer of Record (EOR) and the Construction Engineering and Inspection (CEI) firm have reviewed and approved this substitution as an acceptable alternative.

This adjustment results in the removal of \$299,624.00 worth of recycled crushed aggregate work and an addition of \$439,428.00 for the base rock substitution, producing a net increase of \$139,804.00 to the project contract. Sufficient grant funding is available to cover the net increase.

Requested Motion: Move to approve and ratify the execution and delivery of the Webster Turn Reconstruction Change Order 01 and all actions taken by Airport Staff with respect thereto.

Board Action:

Approved **X**

Denied

Tabled



SEBRING AIRPORT AUTHORITY

128 Authority Lane
Sebring, Florida 33870

CHANGE ORDER

CHANGE ORDER # 01	AMOUNT \$ \$ 139,804.00	Extension of Time (Subst.): 0 Days
		Extension of Time (Final): 0 Days

PROJECT: Webster Turn Dr. Reconstruction DATE: 10/02/2025

CONTRACTOR: Dickerson Infrastructure, Inc.

A/E: CivilSurv

DESCRIPTION OF CHANGE TO CONTRACT: The project anticipated using existing on-site stockpiled recycled crushed concrete for the proposed 10 inch base material. At the time of design, the recycled crushed concrete stockpile (pay item 285-704-A) was assumed to meet an LBR150, per FDOT Section 285. However, after multiple split spoon tests, the results show LBR ratings below the 150 required for this project, deeming the material unusable for base material. In addition, the off-site optional base group 09,RCA - crushed concrete material (pay item 285-704-0) on the bid schedule is in high demand and not readily available. The contractor has proposed substituting it for FDOT B02 shell, which also meets FDOT Section 285 specifications, which is immediately available and at a cost savings to the project. The substitution was deemed acceptable by the EOR and the CEI firm.

REASON FOR CHANGE: The on-site recycled crushed concrete stockpiled materials did not meet the minimum required LBR150, and off-site optional base group 9 RCA is not readily available to be used on the project, therefore a substitute base material is required.

SOURCE OF FUNDS: FDOT 446366-1 and FL Job Growth G0141

Is above change within the intended scope of the original contract? Yes No

The base material is needed to complete the road

(a) Original Contract Amount	\$ 2,292,389.00	\$ 2,292,389.00
(b) Previous Approved CO or Amendment	\$ 2,292,389.00	\$ 0.00
(c) Change Contract Amount By		\$ \$ 139,804.00
(d) New Contract Amount (d = a + b + c)		\$ \$ 2,432,193.00

Dickerson Infrastructure, Inc.	Sebring Airport Authority
Name: <i>M. B. B.</i>	Name: <i>[Signature]</i>
Date: <i>10/06/2025</i>	Date: <i>10-16-25</i>

DICKERSON INFRASTRUCTURE, INC.
 dba DICKERSON FLORIDA INC
 P.O. BOX 910
 Ft. Pierce, FL 34954-0910

Owner: Sebring Airport Authority

Webster Turn

	PAY ITEM	ITEM	CONTRACT				
			QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT	
1	101-1-0	Mobilization/Demobilization	1.00	LS	225000.00	\$ 225,000.00	
2	102-1-0	Maintenance of Traffic	1.00	LS	100000.00	\$ 100,000.00	
3	104-0-0	Sediment & Erosion Control	1.00	LS	80000.00	\$ 80,000.00	
4	110-1-1	Clearing & Grubbing	1.00	LS	100000.00	\$ 100,000.00	
5	120-1-0	Earthwork	1.00	LS	50000.00	\$ 50,000.00	
6	120-4-0	Subsoil Excavation	2056.00	CY	20.00	\$ 41,120.00	
7	145-2-0	Geosynthetic Reinforced Foundations over Soft Soils	2467.00	SY	7.00	\$ 17,269.00	
8	160-4-0	Type B Stabilization (12 inch)	12699.00	SY	14.00	\$ 177,786.00	
9	285-704-0	Optional Base, Base Group 09 (10 inch RCA)	2220.00	SY	40.00	\$ 88,800.00	
10	285-704-A	Optional Base, Base Group 09 (10 inch RCA)	11096.00	SY	19.00	\$ 210,824.00	
11	327-70-1	Milling Existing Asphalt Pavement, 1 inch Avg Depth	380.00	SY	7.00	\$ 2,660.00	
12	327-70-2	Milling Existing Asphalt Pavement, 3-1/2 inch Avg Depth	1139.00	SY	7.00	\$ 7,973.00	
13	334-1-53	Superpave Asphaltic Conc, Traffic C, PG76-22	2034.00	TN	175.00	\$ 355,950.00	
14	425-1-529	Inlets, Ditch Bottom, Type C, Modify	1.00	EA	6500.00	\$ 6,500.00	
15	425-1-541	Inlets, Ditch Bottom, Type D, <10'	1.00	EA	10000.00	\$ 10,000.00	
16	425-1-551	Inlets, Ditch Bottom, Type E, <10' Double Slot	1.00	EA	9000.00	\$ 9,000.00	
17	425-1-561	Inlets, Ditch Bottom, Type F, <10'	8.00	EA	9000.00	\$ 72,000.00	
18	425-1-563	Inlets, Ditch Bottom, Type F, <10' with J Bot	2.00	EA	16000.00	\$ 32,000.00	
19	425-1-711	Inlets, Gutter, Type V, <10'	1.00	EA	10000.00	\$ 10,000.00	
20	425-2-41	Manhole, P-7, <10'	2.00	EA	14000.00	\$ 28,000.00	
21	430-94-1	Desilt Pipe, 18 inch	153.00	LF	19.00	\$ 2,907.00	
22	430-94-2	Desilt Pipe, 30 inch	102.00	LF	24.00	\$ 2,448.00	
23	430-94-3	Desilt Pipe, 42 inch	300.00	LF	50.00	\$ 15,000.00	
24	430-96-0	Drainage Pipe Repair - Concrete Collar at Joint	2.00	EA	1700.00	\$ 3,400.00	
25	430-174-115	Pipe Culvert Optional Material, Round, 15 inch SD	35.00	LF	200.00	\$ 7,000.00	
26	430-174-118	Pipe Culvert Optional Material, Round, 18 inch SD	613.00	LF	215.00	\$ 131,795.00	
27	430-174-124	Pipe Culvert Optional Material, Round, 24 inch SD	490.00	LF	230.00	\$ 112,700.00	
28	430-174-130	Pipe Culvert Optional Material, Round, 30 inch SD	69.00	LF	300.00	\$ 20,700.00	
29	430-174-136	Pipe Culvert Optional Material, Round, 36 inch SD	192.00	LF	360.00	\$ 69,120.00	
30	430-174-142	Pipe Culvert, Optional Material, Round, 42 inch SD	88.00	LF	450.00	\$ 39,600.00	
31	430-982-125	Mitered End Section, Optional, Round, 18 inch SD	1.00	EA	3500.00	\$ 3,500.00	
32	430-982-129	Mitered End Section, Optional, Round, 24 inch SD	3.00	EA	4000.00	\$ 12,000.00	
33	430-982-138	Mitered End Section, Optional, Round, 36 inch SD	1.00	EA	9000.00	\$ 9,000.00	
34	520-0-00	Concrete Curb / Flume	96.00	SY	135.00	\$ 12,960.00	
35	520-1-10	Concrete Curb & Gutter, Type F	475.00	LF	42.00	\$ 19,950.00	
36	520-2-4	Concrete Curb, Type D	50.00	LF	32.00	\$ 1,600.00	
37	520-2-100	Concrete Curb, Ribbon Curb	1457.00	LF	40.00	\$ 58,280.00	
38	520-2-101	Concrete Curb & Gutter, Drop Curb	1159.00	LF	40.00	\$ 46,360.00	
39	520-3	Valley Gutter	318.00	LF	40.00	\$ 12,720.00	
40	522-1-0	Sidewalk Concrete, 4 inch Thick	2.30	SY	75.00	\$ 172.50	
41	522-2-0	Concrete Driveway, 6 inch Thick	252.70	SY	85.00	\$ 21,479.50	
42	527-2-0	Detectable Warning	10.00	SF	60.00	\$ 600.00	
43	530-3-4	Riprap, Rubble, F&I Ditch Lining	52.00	TN	170.00	\$ 8,840.00	
44	570-1-2	Performance Turf, Sod	9152.00	SY	3.00	\$ 27,456.00	
45	571-1-11	Plastic Erosion Mat, Turf Reinforcement Mat - Type 1	10.00	SY	30.00	\$ 300.00	
46	700-1-11	Single Post Sign, F&I Ground Mount, Up to 12 SF	3.00	AS	600.00	\$ 1,800.00	
47	700-1-50	Single Sign Post, Relocate	3.00	AS	115.00	\$ 345.00	
48	711-11-121	Thermoplastic, Standard, White, Solid, 6 inch	72.00	LF	3.00	\$ 216.00	
49	711-11-125	Thermoplastic, Standard, White, Solid, 24 inch	83.00	LF	15.00	\$ 1,245.00	
50	711-11-221	Thermoplastic, Standard, Yellow, Solid 6 inch	766.00	LF	3.00	\$ 2,298.00	
51	SPECIAL-01	Gravel Parking Area Restoration	107.00	SY	55.00	\$ 5,885.00	
52	SPECIAL-01A	Gravel Parking Area Restoration	212.00	SY	30.00	\$ 6,360.00	
53	SPECIAL-02	Railroad Crossing Pavement Markings	1.00	LS	2000.00	\$ 2,000.00	
54	SPECIAL-03	Valley Gutter, Custom Width	166.00	LF	45.00	\$ 7,470.00	
						\$ 2,292,389.00	
Change Orders							
55	CO#01	FDOT Base B02 - Substitution for Line 9	2220.00	SY	33.00	\$ 73,260.00	
56	CO#01	FDOT Base B02 - Substitution for Line 10	11096.00	SY	33.00	\$ 366,168.00	
57	CO#01	Remove Line 9: Optional Base, Base Group 09 (10 inch RCA)	2220.00	SY	-40.00	\$ (88,800.00)	
58	CO#01	Remove Line 10: Optional Base, Base Group 09 (10 inch RCA)	11096.00	SY	-19.00	\$ (210,824.00)	
						TOTAL	\$ 2,432,193.00



LBR Testing

Report #: 001-L2

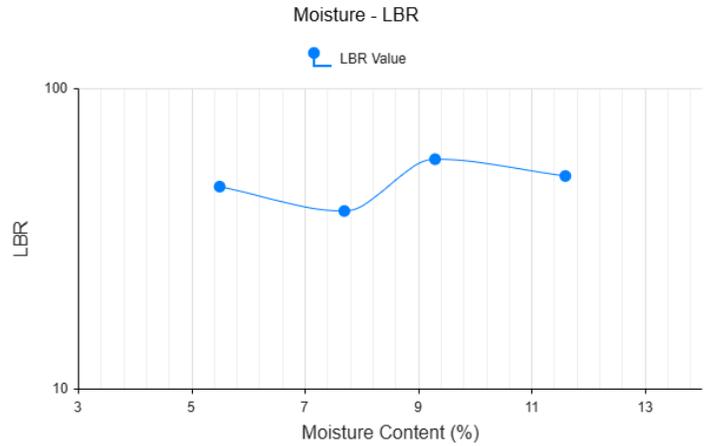
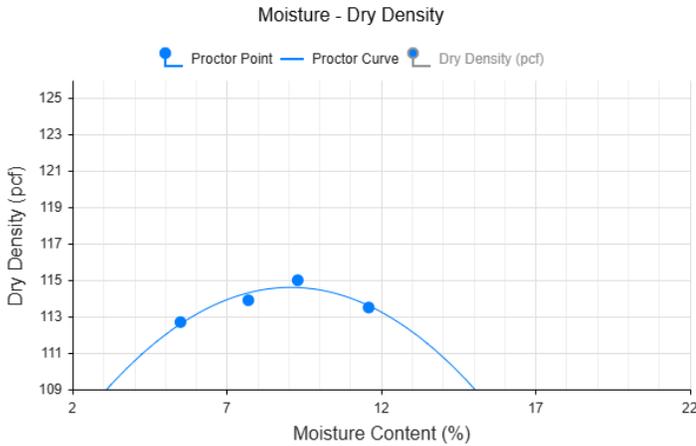
Client: Dickerson FL, Inc.
Project: Webster Turn Drive Reconstruction
Location: Webster turn Dr, Sebring, FL 33870

Report Date: 08/07/2025 **Sample Date:** 07/29/2025
Project #: 610-252195

SAMPLE DATA

Proctor #: L2
Sample No: 1
Sample Source / Location: Job site.
Sample Description / Classification: Rocks. Brown dirt.
Test Procedure: FM 5-515
Method: C

PROCTOR / LBR



Test Results

Maximum Dry Density (pcf): 135.9 pcf
Optimum Moisture (%): 6.6 %
Surcharge (lbs):
LBR Value: 58

Report Copied to: John Korswold, Howard Neubert



LBR Testing

Report #: 003-L10

Client: Dickerson FL, Inc.
Project: Webster Turn Drive Reconstruction
Location: Webster turn Dr, Sebring, FL 33870

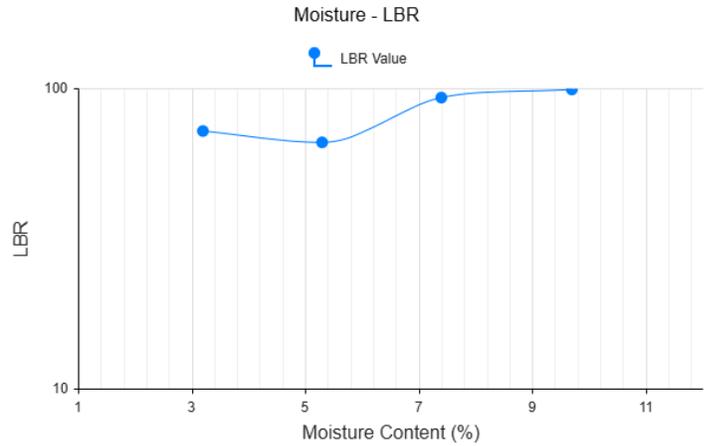
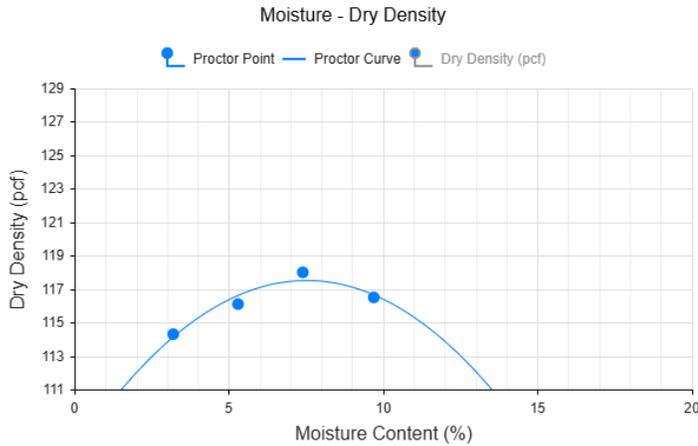
Report Date: 09/15/2025 **Sample Date:** 09/04/2025
Project #: 610-252195

SAMPLE DATA

Proctor #: L10
Sample No: 10. 2 samples from each pile
Sample Source / Location: 5 piles on site
Sample Description / Classification: 5. Gravely gray

Test Procedure: FM 5-515
Method: C

PROCTOR / LBR



Test Results

Maximum Dry Density (pcf): 117.5 pcf
Optimum Moisture (%): 7.5 %
Surcharge (lbs):
LBR Value: 99

Remarks: Give gradations 3/4 seive #4

Report Copied to: John Korswold, Howard Neubert



LBR Testing

Report #: 003-L4

Client: Dickerson FL, Inc.
Project: Webster Turn Drive Reconstruction
Location: Webster turn Dr, Sebring, FL 33870

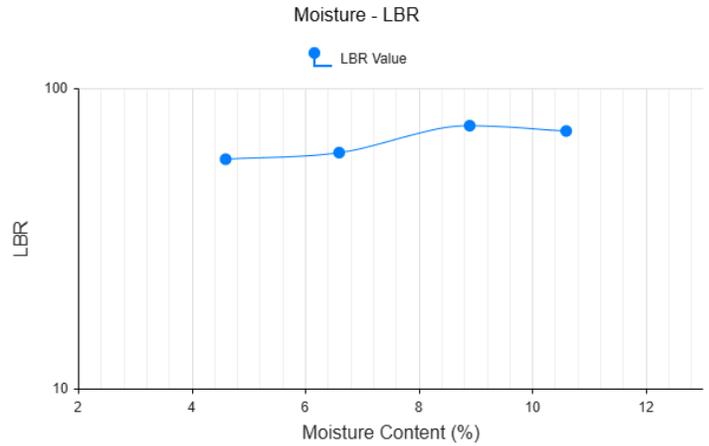
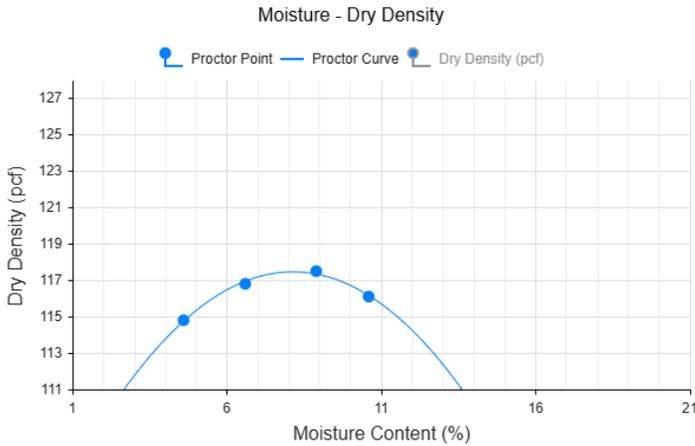
Report Date: 09/15/2025 **Sample Date:** 09/04/2025
Project #: 610-252195

SAMPLE DATA

Proctor #: L4
Sample No: 10. 2 samples from each pile
Sample Source / Location: 5 piles on site
Sample Description / Classification: 2. Dark, gray with rocks and grass

Test Procedure: FM 5-515
Method: C

PROCTOR / LBR



Test Results

Maximum Dry Density (pcf): 117.5 pcf
Optimum Moisture (%): 8.1 %
Surcharge (lbs):
LBR Value: 75

Remarks: Give gradations 3/4 seive #4

Report Copied to: John Korswold, Howard Neubert



LBR Testing

Report #: 003-L2

Client: Dickerson FL, Inc.
Project: Webster Turn Drive Reconstruction
Location: Webster turn Dr, Sebring, FL 33870

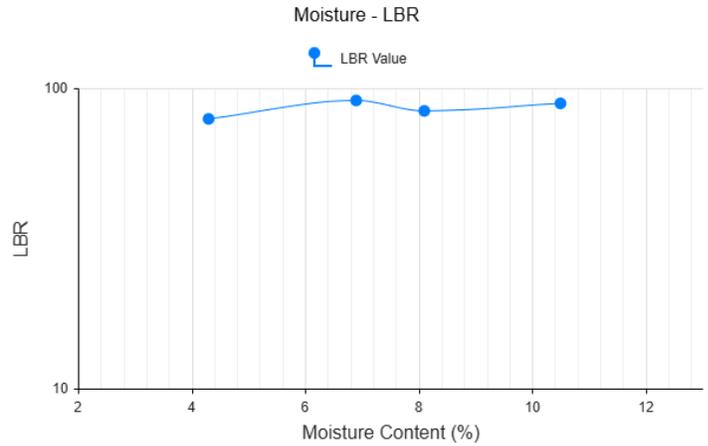
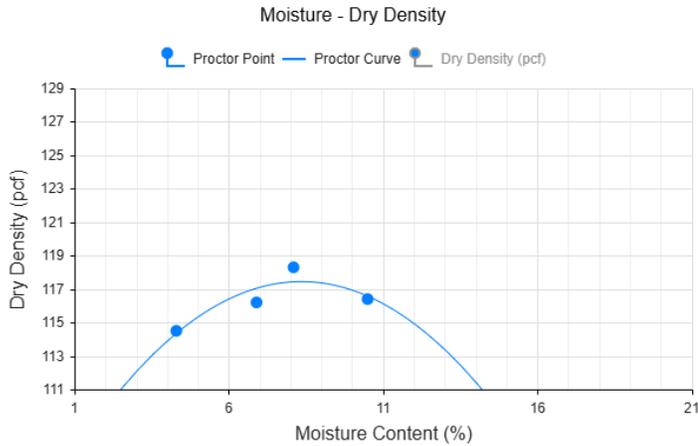
Report Date: 09/15/2025 **Sample Date:** 09/04/2025
Project #: 610-252195

SAMPLE DATA

Proctor #: L2
Sample No: 10. 2 samples from each pile
Sample Source / Location: 5 piles on site
Sample Description / Classification: 1. dark with rocks and grass

Test Procedure: FM 5-515
Method: C

PROCTOR / LBR



Test Results

Maximum Dry Density (pcf): 117.4 pcf
Optimum Moisture (%): 8.4 %
Surcharge (lbs):
LBR Value: 91

Remarks: Give gradations 3/4 seive #4

Report Copied to: John Korswold, Howard Neubert



LBR Testing

Report #: 002-L2

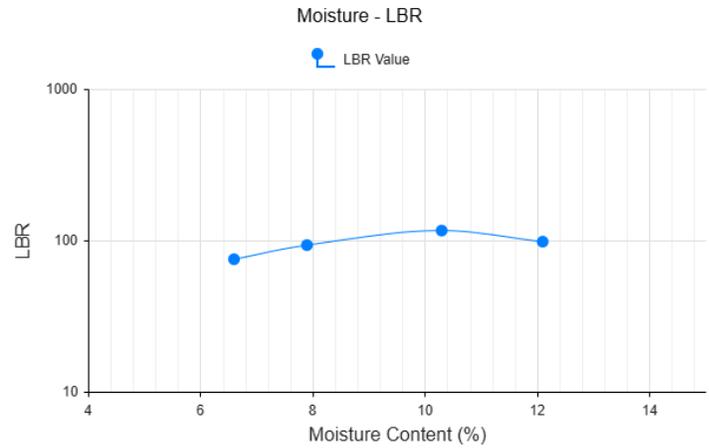
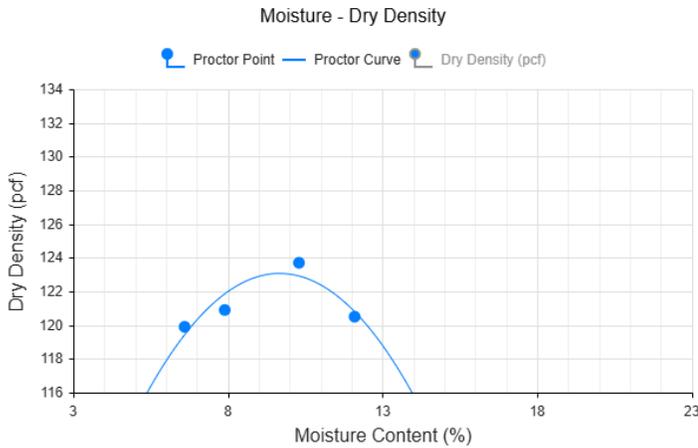
Client: Dickerson FL, Inc.
Project: Webster Turn Drive Reconstruction
Location: Webster turn Dr, Sebring, FL 33870

Report Date: 08/26/2025 **Sample Date:** 08/19/2025
Project #: 610-252195

SAMPLE DATA

Proctor #: L2
Test Procedure: FM 5-515
Sample Source / Location: Pile 1 NW - pile 2 far NORTH - pile 3 far SOUTH
Sample Description / Classification: Black fine sand dirt with some rock

PROCTOR / LBR



Test Results

Maximum Dry Density (pcf): 123.1 pcf

Optimum Moisture (%): 9.7 %

Surcharge (lbs):

LBR Value: 116

Report Copied to: John Korswold, Howard Neubert



LBR Testing

Report #: 002-L2

Client: Dickerson FL, Inc.
Project: Webster Turn Drive Reconstruction
Location: Webster turn Dr, Sebring, FL 33870

Report Date: 08/26/2025 **Sample Date:** 08/19/2025
Project #: 610-252195

Renato Campos

Pacifica Engineering Services

Date Signed: 08/26/2025 01:10 PM

Lab Representative: Eduardo Beira
Cert No:

Representative / Client:

Notes: The results above apply only to the specific samples noted using the aforementioned test method(s) and do not represent any other sample. Reports may not be reproduced except in full without permission.



Submittal #005

LBR Testing

Report #: 001-L2

Client: Dickerson FL, Inc.
Project: Webster Turn Drive Reconstruction
Location: Webster turn Dr, Sebring, FL 33870

Report Date: 08/07/2025 **Sample Date:** 07/29/2025
Project #: 610-252195

Renato Campos

Pacifica Engineering Services

Date Signed: 08/07/2025 03:39 PM

Lab Representative: Eduardo Beira
Cert No:

Representative / Client:

Notes: The results above apply only to the specific samples noted using the aforementioned test method(s) and do not represent any other sample. Reports may not be reproduced except in full without permission.



Modified Proctor Test

Report #: 001-L1

Client: Dickerson FL, Inc.
Project: Webster Turn Drive Reconstruction
Location: Webster turn Dr, Sebring, FL 33870

Report Date: 08/07/2025 Sample Date: 07/29/2025
Project #: 610-252195

SAMPLE AND PROCTOR CURVE (MOISTURE DENSITY)

Sample No: 1

Proctor #: 001-L1

Sample Source / Location: Job site.

Sample Description / Classification: Rocks. Brown dirt.

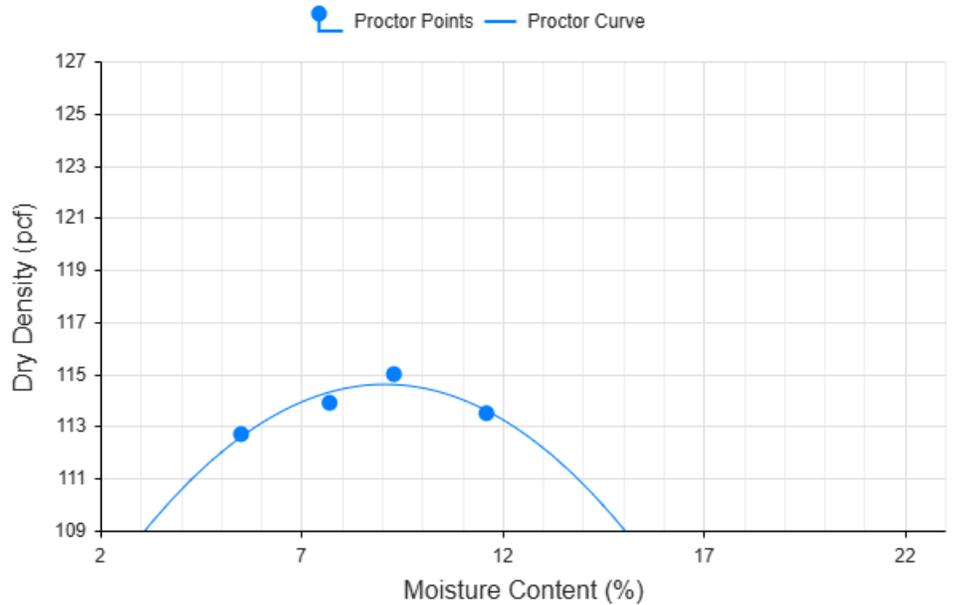
Test Procedure: Modified Proctor
(ASTM D1557) (Method C)

Preparation Method: Air Dried

Hammer: Mechanical – Sector Face

Max Dry Density (pcf): 114.6

Optimum Moisture (%): 9.1 %



Report Copied to: John Korswold, Howard Neubert

Lab Representative: Eduardo Beira
Cert No:

Renato Campos

Pacifica Engineering Services
Date Signed: 08/07/2025 03:38 PM

Representative / Client:

Notes: The results above apply only to the specific samples noted using the aforementioned test method(s) and do not represent any other sample. Reports may not be reproduced except in full without permission.

Pacifica Engineering Services | 6835 International Center Blvd. - Suite 1 | Fort Myers | FL 33912 | Phone: 561-419-8460 | reports@pacificaes.com

<https://pacificaes.com/>

Other Locations: West Palm Beach | Miami | Orlando | Jacksonville

REQUEST FOR INFORMATION (RFI)

RFI NUMBER: 006	DATE: 9/24/2025
PROJECT NAME: Webster Turn Drive	
PREPARED BY: Dickerson Infrastructure Inc.	
SUBJECT: OBG #9 10" of FDOT Base Rock	
LOCATION: Webster Turn Drive, Sebring Florida	
TO: Ryan Younker & Heather Meyer	
REFERENCE DRAWING(S): N/A	REV.: 0
SPECIFICATION(S): N/A	REV.:
INFORMATION Provided:	
REASON FOR RFI: Dickerson would purpose the use of OBG #9 - 10" of FDOT Base Rock in place of the current 10" of Crushed Concrete.	
Please review and comment.	
BUSINESS REPLY (TYPICAL 5 BUSINESS DAYS):	2 days requested by subcontractor
IMPACTS: Time, this is of HIGH Importance to allow for the continued rebuilding of the roadway in this area.	
CONTRACTOR SIGNATURE: Howard Neubert, Project Manager	DATE: 9/24/2025
REVIEWED BY:	DATE:

INFORMATION TO REQUESTOR

TO:	FROM: Mark Frederick
OF:	OF: CivilSurv
REQUESTED INFORMATION: Use of Bank Run Shell, LBR, in accordance with FDOT Specification Section 285 for Optional Base Group 9 is acceptable. It is understood the Bank Run Shell material will be utilized as base consistently for the entire project. Bank Run Shell has been submitted by the Contractor as Submittal 011. At the time of this RFI, there are outstanding comments to be addressed with Submittal 011. These comments should be addressed prior to using the material on the Project.	
IMPACTS: None.	
RESPONSE BY: Mark Frederick	DATE: 9/24/2025
REVIEWED BY: Heather Meyer, AtkinsRealis	DATE: 10/14/2025
REVIEWED BY FIELD SUBCONTRACT MANAGER:	DATE:

10/14/2025 Update: Submittal 11 has been approved, resolving the outstanding comments and including the carbonate content results. The submittal 11 has been attached below to document the closeout of the issue.



SUBMITTAL PACKAGE REVIEW

Sebring Airport Authority
Webster Turn Drive Reconstruction
FM No. 446366-1-54-01
CSDG Project No. 442-001001

Dickerson Infrastructure Submittal No. 011.R2

Specification No.: FDOT Spec. Section 200 & 911

Description: Base Courses

Comments:

- 1. None.

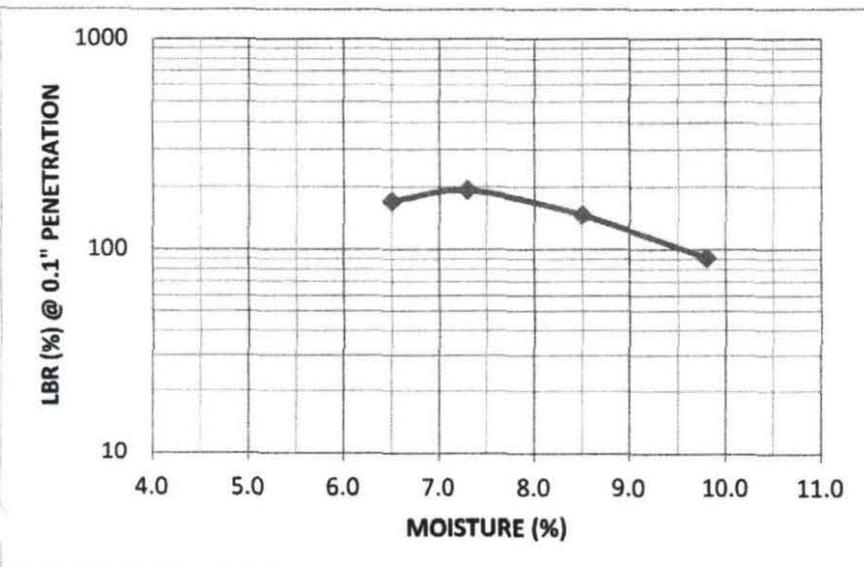
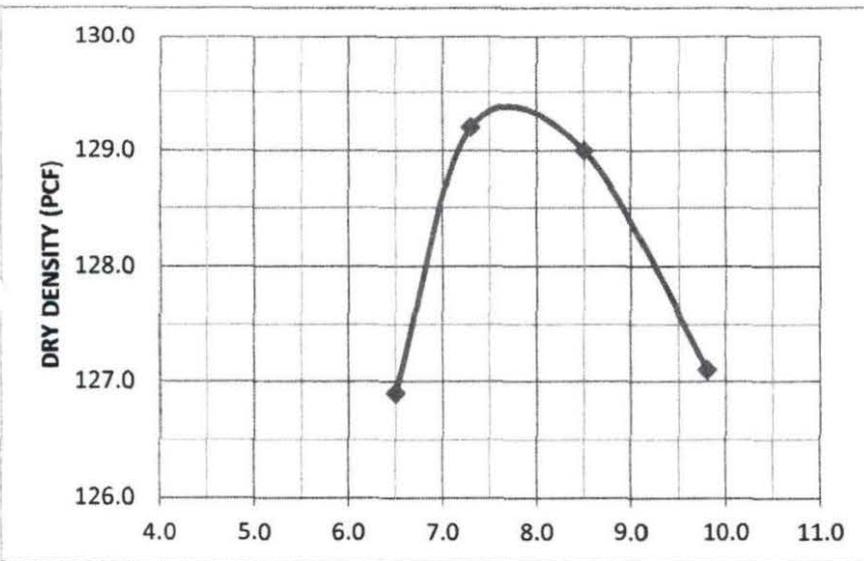
REVIEWED, NO EXCEPTIONS TAKEN	(X)
REVIEWED, EXCEPTIONS NOTED	()
REVISE AND RESUBMIT	()
REJECTED	()

Submittal review by CivilSurv Design Group. The review is only for general conformance with the design concept of the project and general compliance with the plans and specifications and shall not be construed as relieving the Contractor of the full responsibility for: providing materials, equipment and work required by the Contract; the proper fitting and construction of the work; the accuracy and completeness of the submittal; selecting fabrication processes and techniques of construction; and performing the work in a safe manner.

Mark J	2025.10.14
Frederick	10:22:15 -04'00'
<hr/>	
Mark Frederick	

LIMEROCK BEARING RATIO FM 5-515

Project: Wright Farms - FDOT Pit No. 01879	Project ID: 196-15
Client: CJC Shell Mining, LLC	Sample ID: 252401
Sample Location: Stockpile	
Sampled By: W42007584	Date Sampled: June 10, 2025
Tested By: W42007584	Date Tested: June 18, 2025
Soil Description: B02 - Bank Run Shell - Light Brown to Gray Fine Sand, Shell, Rock	
Rammer Face: Sector Face	Type of Rammer: Mechanical
Soak Time (hrs): 48	Surcharge (lbs): N/A
Comments: Project Requirements - LBR 100	



Laboratory Data

Moisture (%)	Density (pcf)	LBR
6.5	126.9	171
7.3	129.2	193
8.5	129.0	147
9.8	127.1	91

Sieve Analysis

Sieve	Passing	Spec.
3 1/2"	100.0	Min. 97%
No. 4	66.2	Max. 80%
No. 200	7.5	Max. 20%

Plasticity Index

Non-Plastic (NP)

Carbonate Content

58.4

Maximum Dry Density (pcf)

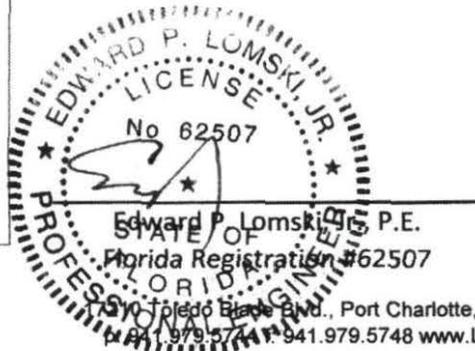
129.4

Optimum Moisture (%)

7.9

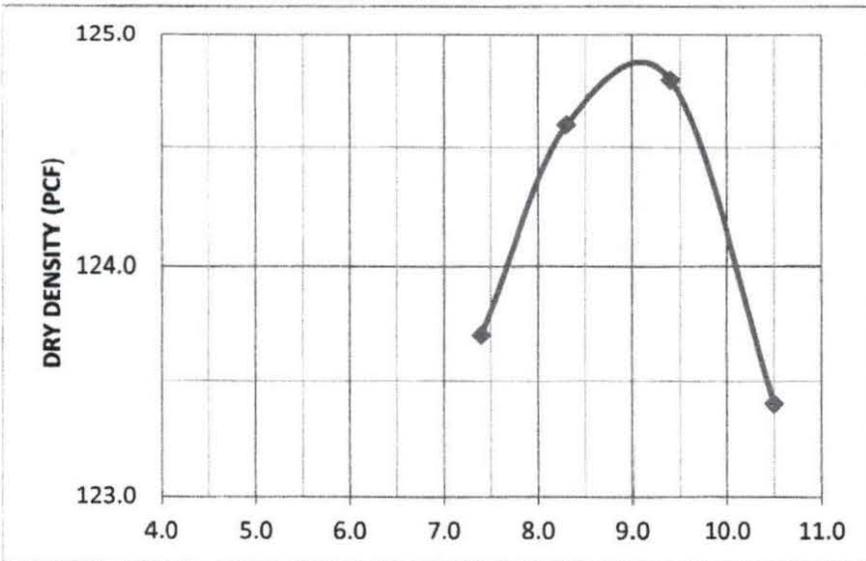
Limerock Bearing Ratio

196



LIMEROCK BEARING RATIO FM 5-515

Project: Wright Farms - FDOT Pit No. 01879	Project ID: 196-15
Client: CJC Shell Mining, LLC	Sample ID: 252201
Sample Location: Stockpile	
Sampled By: W42007584	Date Sampled: May 28, 2025
Tested By: W42007584	Date Tested: June 2, 2025
Soil Description: B02 - Bank Run Shell - Light Brown to Gray Fine Sand, Shell, Rock	
Rammer Face: Sector Face	Type of Rammer: Mechanical
Soak Time (hrs): 48	Surcharge (lbs): N/A
Comments: Project Requirements - LBR 100	



Laboratory Data

Moisture (%)	Density (pcf)	LBR
7.4	123.7	90
8.3	124.6	130
9.4	124.8	110
10.5	123.4	92

Sieve Analysis

Sieve	Passing	Spec.
3 1/2"	100.0	Min. 97%
No. 4	57.7	Max. 80%
No. 200	8.3	Max. 20%

Plasticity Index

Non-Plastic (NP)

Carbonate Content

53.0

Maximum Dry Density (pcf)

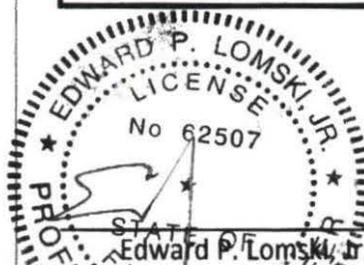
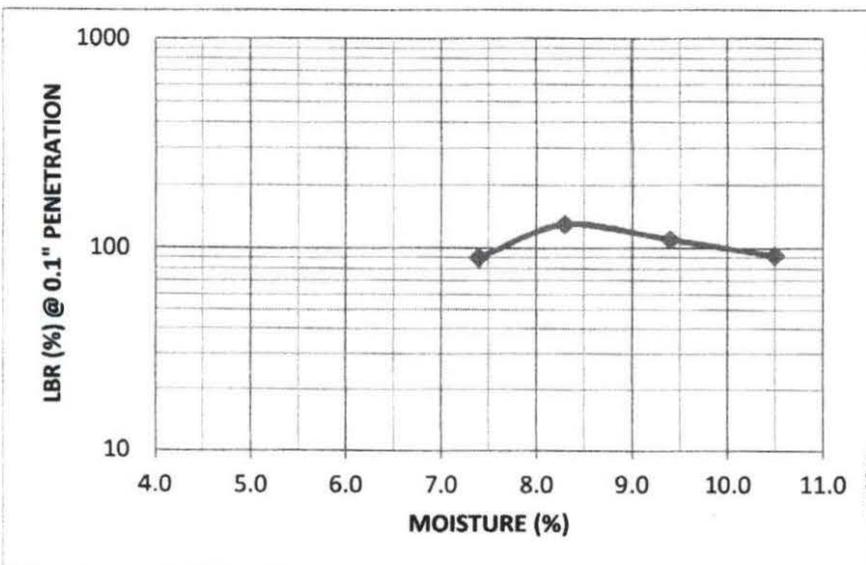
124.9

Optimum Moisture (%)

9.0

Limerock Bearing Ratio

135



Edward P. Lomski, Jr., P.E.
Florida Registration #62507

17200 Toledo Blade Blvd., Port Charlotte, FL 33954

p: 941.979.5744 f: 941.979.5748 www.LET-fl.com

RESOLUTION SAA 25-11

**A RESOLUTION OF THE SEBRING AIRPORT
AUTHORITY TO APPROVE AMENDMENT S25-07 TO
THE 2024-2025 BUDGET.**

WHEREAS, The Sebring Airport Authority is required to have an operating budget; and

WHEREAS, said budget is to be used as a tool to project revenues, expenses, and reserves; and

WHEREAS, said budget is to be used as a control of costs and expenditures; and

WHEREAS, said budget can be amended from time to time by action of the Sebring Airport Authority Board of Directors.

**NOW, THEREFORE, BE IT RESOLVED BY A MAJORITY OF THE MEMBERS
OF THE SEBRING AIRPORT AUTHORITY AS FOLLOWS:**

SECTION 1. The Sebring Airport Authority hereby approves the 2024-2025 Budget Amendment S25-07 as presented.

SECTION 2. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 20th day of November 2025.



SEBRING AIRPORT AUTHORITY

By: 
Mike Willingham, Ex. Director

SEBRING AIRPORT AUTHORITY
 BUDGET AMENDMENT# S25-07
 EFFECTIVE ACCOUNTING PERIOD: SEPTEMBER 2025

11/20/2025

SUBMITTED BY: Colleen Plonsky
 SIGNED BY: 

REVENUE CENTER	ACCOUNT	ACCOUNT NAME	PRIOR BUDGET AS	INCREASE	DECREASE	REVISED	Reason:
SAA	334-610-123	FDOT HIGH MAST LIGHTING	\$ 658,000.00	\$ 18,038.00	\$ -	\$ 676,038.00	BUDGET UNDERSTATED
SAA	334-610-140	FDOT HIGHLANDS CTY WEBSTER TURN HAYWOOD TAYLOR TO BOEING	\$ -	\$ 595,308.00	\$ -	\$ 595,308.00	UNBUDGETED
SAA	342-200-SAA	FIRE PROTECTION FEES	\$ 125,000.00	\$ 8,000.00	\$ -	\$ 133,000.00	BUDGET UNDERSTATED
SAA	362-000-SAA	RENTAL INCOME INDUSTRIAL	\$ 1,530,000.00	\$ 44,000.00	\$ -	\$ 1,574,000.00	BUDGET UNDERSTATED
SAA	362-010-SAA	RENTAL INCOME LAND	\$ 791,000.00	\$ 64,000.00	\$ -	\$ 855,000.00	BUDGET UNDERSTATED
SAA	362-020-SAA	RENTAL INCOME - T/COMM HANGARS	\$ 153,000.00	\$ 22,000.00	\$ -	\$ 175,000.00	BUDGET UNDERSTATED
SAA	362-030-SAA	RENTAL INCOME - NEW T/COMM HANGARS	\$ 420,000.00	\$ 61,000.00	\$ -	\$ 481,000.00	BUDGET UNDERSTATED
FBO	344-010-FBO	MILITARY AFTER HOURS FEES	\$ 3,000.00	\$ 2,400.00	\$ -	\$ 5,400.00	BUDGET UNDERSTATED
Total Revenue Increase/Decrease			\$ 3,680,000.00	\$ 814,746.00	\$ -	\$ 4,494,746.00	
COST CENTER (expenses)							
SAA	512-011-SAA	EXECUTIVE SALARIES	\$ 320,000.00	\$ 13,000.00	\$ -	\$ 333,000.00	BUDGET UNDERSTATED
SAA	512-012-SAA	SALARIES	\$ 298,000.00	\$ 45,000.00	\$ -	\$ 343,000.00	BUDGET UNDERSTATED
SAA	512-021-SAA	PAYROLL TAXES	\$ 49,000.00	\$ 16,000.00	\$ -	\$ 65,000.00	BUDGET UNDERSTATED
SAA	512-022-SAA	RETIREMENT	\$ 176,000.00	\$ 6,000.00	\$ -	\$ 182,000.00	BUDGET UNDERSTATED
SAA	512-023-SAA	HEALTH INSURANCE	\$ 100,000.00	\$ 7,000.00	\$ -	\$ 107,000.00	BUDGET UNDERSTATED
SAA	512-030-SAA	OPERATING EXPENSE	\$ 103,000.00	\$ 3,000.00	\$ -	\$ 106,000.00	BUDGET UNDERSTATED
SAA	512-031-SAA	PROFESSIONAL SERVICES	\$ 106,000.00	\$ 13,000.00	\$ -	\$ 119,000.00	BUDGET UNDERSTATED
SAA	512-033-SAA	LEGAL SERVICES	\$ 200,000.00	\$ 77,000.00	\$ -	\$ 277,000.00	BUDGET UNDERSTATED
SAA	512-035-SAA	ENGINEERING SERVICES	\$ 500,000.00	\$ 30,000.00	\$ -	\$ 530,000.00	BUDGET UNDERSTATED
SAA	512-043-SAA	UTILITIES	\$ 70,000.00	\$ 6,000.00	\$ -	\$ 76,000.00	BUDGET UNDERSTATED
SAA	512-046-SAA	REPAIR & MAINTENANCE	\$ 420,000.00	\$ 26,000.00	\$ -	\$ 446,000.00	BUDGET UNDERSTATED
SAA	512-051-SAA	OFFICE SUPPLIES	\$ 6,000.00	\$ 4,000.00	\$ -	\$ 10,000.00	BUDGET UNDERSTATED
FBO	512-007-FBO	COGS UL 94 MOGAS	\$ 40,000.00	\$ 1,000.00	\$ -	\$ 41,000.00	BUDGET UNDERSTATED
FBO	512-012-FBO	SALARIES	\$ 384,000.00	\$ 20,000.00	\$ -	\$ 404,000.00	BUDGET UNDERSTATED
FBO	512-021-FBO	PAYROLL TAXES	\$ 30,000.00	\$ 5,000.00	\$ -	\$ 35,000.00	BUDGET UNDERSTATED

SEBRING AIRPORT AUTHORITY
 BUDGET AMENDMENT# S25-07
 EFFECTIVE ACCOUNTING PERIOD: SEPTEMBER 2025

11/20/2025

SUBMITTED BY: Colleen Plonsky
 SIGNED BY:

REVENUE CENTER	ACCOUNT	ACCOUNT NAME	PRIOR BUDGET AS	INCREASE	DECREASE	REVISED	Reason:
FBO	512-022-FBO	RETIREMENT	\$ 53,000.00	\$ 14,000.00	-	\$ 67,000.00	BUDGET UNDERSTATED
FBO	512-045-FBO	GEN LIABILITY INSURANCE	\$ 8,000.00	\$ 300.00	-	\$ 8,300.00	BUDGET UNDERSTATED
FBO	512-051-FBO	OFFICE SUPPLIES	\$ 1,500.00	\$ 400.00	-	\$ 1,900.00	BUDGET UNDERSTATED
FBO	512-052-FBO	OPERATING SUPPLIES	\$ 20,000.00	\$ 1,000.00	-	\$ 21,000.00	BUDGET UNDERSTATED
Total Expenses Increase/Decrease			\$ 2,884,500.00	\$ 287,700.00	-	\$ 3,172,200.00	
			Prior Month Budgeted Operating Reserve	Current Month Revenue - Inc/(Dec)	Current Month Expense - Inc/(Dec)	Revised Budgeted Operating Reserve	
			\$3,479,203.00	\$ 814,746.00	\$ 287,700.00	\$4,006,249.00	

REQUEST #: S25-07

TRANSFER TYPE:

- ITEM TO ITEM
- OPERATING RESERVE
- BY RESOLUTION # SAA 25-11

BOARD
 APPROVAL:

Executive Director



 Mike Willingham

Sebring Airport Authority Agenda Item Summary

Meeting Date: November 20, 2025

Presenter: Andrew Bennett

Agenda Item: Sebring Jet Center, LLC – Leasehold Estate Agreement – Commercial Aircraft Hangar Development

Background: Staff advertised RFP 24-04 Aircraft Hangar Development. One (1) proposal was received from Sebring Jet Center, LLC (formally referred to as Corle Building Systems, Inc.) and evaluated by Avcon. Avcon confirmed the proposal is comprehensive and responsive to the requirements of the RFP as advertised and Authority approved staff to proceed with lease negotiations with the respondent on September 19, 2024.

The Leasehold Agreement for Hangar Construction between the Sebring Airport Authority and Sebring Jet Center, LLC establishes a 40-year lease for a parcel of land at Sebring Regional Airport, with an optional 10-year renewal. The Tenant agrees to construct aircraft hangars and related facilities as outlined in the two proposed site-plans per Exhibit B of the agreement. Rent begins upon satisfaction of certain development conditions or after 12 months, starting at \$4,390.38 per month plus taxes and fees, subject to annual Consumer Price Index adjustments (minimum 3%). The Tenant must pay all property and sales taxes, maintain a \$25,000 security deposit, and comply with strict deadlines for construction — commencing within 36 months and completing within 48 months of the lease’s effective date.

The agreement sets comprehensive rules for permitted use, including aviation-only operations, environmental compliance, and adherence to FAA and Authority regulations. Title to all improvements will revert to the Authority at lease termination.

Requested Motion: Move to approve and authorize the Chairman or Vice Chairman and Secretary or Assistant Secretary to authorize staff to proceed with lease negotiations with Sebring Jet Center, LLC

Board Action:

Approved X
Denied _____
Tabled _____

SEBRING AIRPORT AUTHORITY
LEASEHOLD AGREEMENT FOR HANGAR CONSTRUCTION

THIS LEASEHOLD AGREEMENT (this “Lease”) is made as of the 20th day of November, 2025 (the “Effective Date”) by and between the **SEBRING AIRPORT AUTHORITY**, a body politic and corporate of the State of Florida located at 128 Authority Lane, Sebring, Florida 33870 (hereinafter referred to as the “Authority”), and **SEBRING JET CENTER, LLC**, a Florida limited liability company (the “Tenant”) (the Authority and Tenant are collectively referred hereto as the “Parties”). The Parties hereby mutually covenant, agree and promise as follows:

1. PARTIES

The Authority’s address, telephone number and email are:

128 Authority Lane
Sebring, Florida 33870
Attn: Mike Willingham, Executive Director
Phone: 863-314-1300
Email: mike@sebring-airport.com, with a copy to
andrew@sebring-airport.com

The Tenant’s address, telephone number and email are:

1333 Third Avenue South, Suite 101
Naples, FL 34102
Attn: Matthew P. Flores, Manager
Phone: 239-261-0592
Email: matt@naplesbaylaw.com

2. PURPOSE.

The purpose of this Lease is to lease a parcel of land (the “Premises”), located on the Sebring Regional Airport (the “Airport”), as more particularly described and shown in Exhibit “A” attached hereto and made a part hereof, on which Tenant covenants, agrees, promises and intends to construct improvements as required and approved by the Authority. The Authority’s representative for purposes of this Lease is its Executive Director, or his designee (hereafter, the “Airport’s Executive Director” or “Executive Director”).

3. STATEMENT OF LEASE.

In consideration of the payment of rent and the faithful performance by Tenant of the terms, conditions, and covenants herein contained, Authority does hereby lease to Tenant the Premises together with any improvements now existing or hereafter constructed thereon, as shown and described on Exhibit “A.”

4. LEASE TERM; RENEWAL.

The Premises are leased to Tenant for a term of forty (40) years (the "Lease Term"), which shall commence upon the Effective Date and shall continue uninterrupted for a period of forty (40) years after the Rent Commencement Date, unless the Lease Term shall be sooner terminated as hereinafter provided. This Lease may be renewed for one (1) additional term of ten (10) years (the "Renewal Term"), if both parties agree to do so.

Upon expiration or termination of the Lease Term, or any extension thereof agreed to by the Parties as herein provided, Tenant hereby waives any demand for possession of the Premises or any structure or improvement then situated thereon, including, without limitation, improvements made at Tenant's expense, and Tenant agrees to vacate and return the Premises to Authority peaceably, quietly and in good order and condition, ordinary wear and tear excepted, and shall deliver the keys to the Premises to Authority at its offices described above.

Time is of the essence under this Lease.

The following shall be conditions precedent to Tenant's obligation to perform under this Lease: (i) Tenant has achieved a 50% pre-sale or pre-lease of the available hangars marketed by Tenant; (ii) Tenant obtains its final approved permits pursuant to Section 12 and development order, if applicable, sufficient to commence construction and Landlord approves all plans, specifications, and costs as required under this Lease; (iii) Landlord has approved all proposed condominium documents and Tenant receives all requisite approvals of the condominium form of ownership (collectively, the "**Tenant Conditions**"). If Tenant does not satisfy or waive the Tenant Conditions within twelve (12) months after the Effective Date, then Tenant may terminate this Lease and amounts paid to Landlord hereunder shall be returned to Tenant; except that, in the event the termination is due to Tenant not approving costs as set forth in (ii) of this paragraph, then representatives of Tenant and Landlord shall first meet in person or electronically to review and discuss costs in good faith prior to Tenant's termination of this Lease.

5. LEASE RENT.

A. Rental Rate. Beginning on the earlier of the date that Tenant delivers notice to Landlord that the Tenant Conditions are satisfied or twelve months following the full execution of this Lease (the "**Rent Commencement Date**"), Tenant hereby covenants and agrees to pay rent for the Premises at the initial rate of \$4,390.38 per month, plus applicable sales tax, plus a fire/security charge equal to 5% of the monthly base rate, which shall be due and payable by the first day of every calendar month during the term hereof (the "**Due Date**"). If the obligation to pay Rent pursuant to the terms of this Lease commences on a day other than the first day of the month, the Tenant shall pay rent equal to one thirtieth (1/30th) of the monthly rental multiplied by the number of rental days of such fractional month.

B. Ad-Valorem/Sales/Use Taxes. Any taxes (including, without limitation Highlands County as valorem real property taxes and Florida sales or use taxes) on this lease, the lease payments or the Premises shall be the obligation of Tenant. Tenant shall make monthly deposits with Authority, in a non-interest bearing account, of a sum equal to one-twelfth of the annual taxes and assessments which may be levied against the leased Premises. The amount of

such taxes, when unknown, shall be estimated by Authority. Such deposits shall be used by the Authority to pay such taxes when due. Any insufficiency of such account to pay such charges when due shall be paid by Tenant to Authority on demand. Should said taxes not be paid by Tenant, they shall be considered unpaid additional rent and failure to pay said taxes shall be considered default hereunder.

C. Increase in Rental Rate. Beginning on the first day of the second year of the Lease, the rent shall be adjusted upward in accordance with the following provision. Authority shall compute the percentage of increase, if any, of the cost of living (based on the Consumer Price Index, "All Items", for all urban consumers published by the Bureau of Labor Statistics of the United States Department of Labor) during the preceding twelve (12) month period and the rent shall then be increased by that percentage, with a minimum increase of 3%, to establish the rent for the succeeding twelve (12) months. At no time will the rent decrease. This same rent adjustment will continue each year.

D. Rent Reassessment at year 40. If the Parties agree to renew the Lease, Authority shall engage its appraiser to calculate the value of the land and, beginning with the first day of the fortieth year of the Lease, Tenant shall pay ten percent (10%) of the appraised value of the land, not including the Tenant improvements, as the annual rent for the Premises. The rent for the years after this reassessment shall be computed pursuant to the calculation set forth in paragraph 5.B. above.

E. Place of Payment. All Rent and fees shall be made payable to the Sebring Airport Authority, and mailed by first class letter, postage prepaid, or personally delivered, to the Administrative Offices at 128 Authority Lane, Sebring, Florida 33870, or such other address or payment method as the Airport's Executive Director may designate in writing.

F. Security Deposit. TENANT has paid to Authority a security deposit in the amount of \$25,000.00 upon the execution of this lease, which deposit shall not bear interest but shall be returned to TENANT upon termination of this lease so long as there is no rent left unpaid and no damage to the Premises.

6. LATE FEES AND CHARGES.

A. Interest Due. If Tenant fails to promptly pay, when due, any full installment of Rent or any other sum payable to Authority under this Lease, and if said sum remains unpaid for more than five (5) days past the due date, the Tenant shall pay Authority a late payment charge equal to five percent (5%) of each such payment not paid promptly and in full when due. Any amounts not paid promptly when due shall also accrue interest at a rate of ten percent (10.00%), per month or the highest interest rate then allowed by Florida law, whichever is higher, which interest shall be promptly paid by Tenant to the Authority.

B. Authority's Right to Terminate Lease. The inclusion of an obligation for Tenant to pay the Authority late charges and interest shall not preclude the Authority from terminating this Lease for Tenant's non-payment of rent, amounts due for fees, taxes, expenses or charges, or from enforcing any other provisions contained herein.

7. **CANCELLATION.**

The Authority reserves the right to cancel and terminate all or portions of this Lease, upon giving Tenant not less than six (6) months' written notice, if cancellation is deemed necessary by Authority to implement any phase or portion of any Airport Master Plan adopted by Authority. However, Authority agrees that before such Lease cancellation it may make available and offer to Tenant, for the balance of the Lease Term, upon the same terms and conditions as set forth in this Lease, premises located within the Airport, including structures and improvements, equal to or greater in size than the area of the Premises. After the Authority gives Tenant notice of its intent to cancel the Lease pursuant to this provision, Authority shall elect one of the following options:

A. Relocation. If the Authority elects to relocate Tenant pursuant to this provision, Authority shall pay for any and all expenses to relocate Tenant to the new site.

B. Termination. The Authority may terminate this Lease, in which case, as its exclusive remedy, and in lieu of any other claims for costs, expenses and damages of any kind related to the proposed relocation and Authority's election to terminate, the Tenant shall be entitled to compensation for the fair market value of the leasehold interest and improvements taken, as determined by an independent appraiser agreed to by the Parties, which agreement may not be unreasonably withheld by either Party.

8. **PERMITTED USE OF PREMISES.**

Tenant, upon payment of the lease Rent and all applicable fees and taxes, and the faithful performance of such covenants, agreements and conditions required by law, or this Lease, shall and may, continue to peaceably enjoy the Premises. Such quiet enjoyment is conditional upon Tenant adhering to the following terms:

A. Aircraft Hangars. Tenant agrees that the Premises shall be used only for the construction (in accordance with Section 12 below) and subsequent operation of aircraft hangars for sublet or operation of aircraft hangar condominium units (subject to the Authority's approval of Tenant's proposed subtenants, whether sublessees or condominium unit owners, pursuant to Section 23), including office space and/or related aviation facilities; **no other use or occupancy is authorized or shall be permitted, except as for those uses relative to commercial aviation uses found in Section 9, without the prior approval of the Authority.** The Authority may regulate activities conducted on the Premises by modifying, amending and interpreting the Rules and Regulations of the Authority, provided that the Rules and Regulations do not prohibit the use of the Lease area for the storage of airworthy aircraft.

B. Leasehold Condominium. No condominium, condominium unit, timeshare, timeshare unit, license, or any other use or grant of use shall be permitted within or upon or subject to this Lease without the express written consent of the Authority. Subject to Authority's prior written approval of the documentation, Tenant shall have the right to submit the Premises, or a portion thereof, to condominium form of ownership in the manner set forth herein, and in that event the expiration date of this Lease shall be extended to a date which is forty (40) years from

the date the first deed of conveyance to a purchaser of a condominium unit is recorded and is in full compliance with the requirements of Section 718.401(1), Florida Statutes, provided that the first deed to a purchaser of a condominium unit is recorded within three hundred sixty (360) days following the issuance of a certificate of occupancy for the contemplated improvements by Tenant.

C. The creation of any condominium interest within or upon or subject to this Lease shall be subject to each of the terms and conditions set forth herein and may only be created after the Authority has reviewed and approved the declaration of condominium, bylaws and articles (“Condominium Documents”) creating such condominium interest. In the event of a conflict between any of the Condominium Documents drafted for the creation of such condominium interest and the Lease, the terms and conditions of the Lease shall prevail. Tenant may attach a copy of this Lease to the declaration of condominium to be recorded in the Public Records of Highlands County, Florida.

D. As the owner of the underlying fee interest, Authority shall have standing to enforce all terms and conditions of the Condominium Documents and any rules and regulations promulgated by the condominium association with the same rights and standing of an owner or the condominium association, including entitlement to prevailing party reasonable attorney’s fees in the event that litigation is required to enforce the terms and conditions of the Condominium Documents or any rule or regulation promulgated by the condominium association.

E. A copy of the lease shall be provided by Tenant to each owner of a condominium unit (“Unit Owner”). Each Unit Owner shall be responsible for strict compliance with the lease.

F. Subject to Authority approval by the process described in Section 23, Unit Owner may sell, transfer, convey, lease, or grant a license with respect to his/her interest in the condominium unit. Tenant and the condominium association shall maintain a list of each Unit Owner and tenants or licensees of each Unit Owner, including addresses, telephone numbers and the identification of their aircraft. A current copy of the list shall be provided on any transfer to the Authority but no less frequently than annually. Tenant and the condominium association shall also maintain a list of the current officers of the condominium association and contact information for each officer. Any agreement granting the right of possession or use of any part of the Premises, including the sale of a condominium unit, to any individual or entity, shall first be submitted for review and approval by the Authority as provided in Section 23.

G. Notwithstanding anything to the contrary contained in the Lease, provided Tenant is not in default, Tenant may assign this Lease to the condominium unit owners association created to act as the governing body for the leasehold condominium on the Premises and upon acceptance of such assignment and the assumption of all duties and obligations of Tenant as tenant under the Lease by the condominium association, except that, in the event of such assignment, the Tenant shall remain secondarily liable for the payment of the rent amount due under the Lease, notwithstanding such assignment.

H. There shall be no amendment to any of the Condominium Documents without the express written consent of Authority. The Condominium Documents shall expressly recognize and set forth the authority of Authority to approve all amendments to any of the

Condominium Documents and any and all modifications to the condominium unit or common elements, which approval may be withheld for any reason whatsoever.

I. Insurance Requirements for each Unit Owner. Each Unit Owner , at each authorized location, will at its own expense and at all times during the term of this Agreement, provide and maintain in effect those insurance policies and minimum limits of coverage as designed below, with companies licensed to do business in the state or country in which the Agreement is to be performed. Insurance will be written with carrier/carriers with a minimum rating of “A- X” by A.M. Best Rating agency or equivalent agency. These minimum insurance requirements shall not be interpreted to in any way limit UNIT OWNER’s defense and indemnity obligations:

1. Specifically recognize and insure the contractual liability assumed by Unit Owner under this Agreement;
2. Provide that Unit Owner’s insurance shall be primary to and non-contributory with any and all insurance maintained by or afforded to Authority and its affiliated and subsidiary companies, and their respective officers, directors, shareholders, employees and agents;
3. Provide that no cancellation or non-renewal will become effective except upon thirty (30) days prior written notice to Authority;
4. Specifically waive insurers’ rights of subrogation against Authority; and
5. Should Unit Owner’s policies provide a limit of liability in excess of such Amounts, Authority shall have the right of the benefit to the full extent of the coverage available.

Periodic Amendment of Insurance Requirements. Given the length of the lease, the Authority reserves the right in its reasonable discretion to increase or otherwise modify on an annual basis throughout the term of this Lease all of the insurance requirements hereunder, including, without limitation, the types and form of insurance coverage required and the minimum amounts of each such required insurance coverage. The Authority will provide not less than thirty (30) days prior written notice to Each Unit of any modifications to the insurance requirements hereunder.

Property Coverage - Contents. Unit Owner shall be solely responsible, at its expense, for any insurance coverage for its personal property, including removable trade fixtures and Unit Owner’s leasehold improvements.

Pollution and Remediation Legal Liability. Each Unit Owner shall procure and maintain Pollution and Remediation Legal Liability insurance in an amount not less than \$1,000,000 per claim insuring the Authority against liability for bodily injury, property damage, legal defense and remediation arising out of the operation and occupancy of the Premises.

Commercial General Liability Insurance. Unit Owner shall, at its own expense, maintain a policy or policies of commercial general liability insurance with respect to the operations conducted on the leased Premises with the premiums thereon fully paid on or before due date, issued by and binding upon some insurance company approved by Authority, such insurance to afford minimum protection of not less than \$2,000,000 per occurrence, combined

single limit coverage for bodily injury, property damage or combination thereof. This shall include premises and/or operations; independent contractors; products and completed operations and contractual liability. Authority shall be listed as an additional insured on Unit Owner's policy or policies of commercial general liability insurance and Unit Owner shall provide Authority with current Certificates of Insurance evidencing Unit Owner's compliance with this paragraph.

Aircraft Liability Insurance. Unit Owner shall, at its own expense, maintain a policy of Aircraft Liability Insurance, Including Premises Liability, for each aircraft stored or residing on the Premises, in an amount of no less than \$1,000,000 per occurrence.

Hangarkeepers Insurance. Unit Owner shall, at its own expense, maintain a policy or policies of Hangar keepers insurance coverage in amounts of no less than \$2,000,000 per claim.

Certificate Of Insurance. Upon execution of this Agreement, Unit Owner must furnish a Certificate of Insurance to Authority evidencing the insurance required herein, written or translated in English. From thereon, UNIT OWNER will furnish a valid Certificate of Insurance to Authority annually at the address in the "Notices" clause of this Agreement.

UNIT OWNER'S LIABILITY NOT LIMITED. NOTWITHSTANDING THE PROVISIONS HEREIN, FOR PURPOSES OF THIS LEASE, UNIT OWNER ACKNOWLEDGES THAT ITS POTENTIAL LIABILITY IS NOT LIMITED TO THE AMOUNT OF LIABILITY INSURANCE COVERAGE IT MAINTAINS NOR TO THE LIMITS REQUIRED HEREIN.

Invalidation Or Conflict With Existing Insurance Policies. Unit Owner shall not do, permit or suffer to be done any act, matter, thing or failure to act in respect to the Premises that will a) invalidate or be in conflict with any insurance policies covering the Premises or any part thereof; or b) increase the rate of insurance on the Premises or any property located therein. If by reason of the failure of Unit Owner to comply with the provisions of this Lease, the insurance rate shall at any time be higher than it otherwise would be, then Unit Owner shall reimburse Authority and any other Unit Owners, on demand, for that part of all premiums for any insurance coverage that shall have been charged because of such actions by Unit Owner.

Unit Owner's Negligence. If the leased Premises or any other part of the building is damaged by fire or other casualty resulting from any act or negligence of Unit Owner or any of Unit Owner's agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and Unit Owner shall be responsible for the costs of repair not covered by insurance.

Aircraft Liability Coverage. Unit Owner shall procure and maintain Aircraft liability coverage, including Bodily Injury and Property Damage with liability limits of \$1,000,000 per occurrence.

Business Auto Liability Coverage. Unit Owner shall procure and maintain Business Auto Liability coverage, to include bodily injury and property damage arising out of ownership, maintenance or use of any auto, including owned, non-owned and hired automobiles and employee non-ownership use. Limit: \$1,000,000 combined single limit for Bodily Injury and Property Damage. Authority shall be listed as an additional insured on such policy. Unit Owner shall insure that all of Unit Owner's invitees shall maintain Auto Liability coverage in the same amount while on Authority real property.

J. Non-Exclusive Use. Tenant and its permitted assignees, subtenants, agents, employees and customers, as well as all Tenant's approved condominium association and future owners of individual condominium units on the Premises (the "**Unit Owners**"), and such Unit Owners' permitted assignees, subtenants, agents, employees and customers (collectively, the "**Tenant Parties**"), are permitted non-exclusive use of all runways, taxiways, taxi lanes, roads, rights-of-way and driveways to and from the Premises in common with other airport users. The Tenant Parties have the right to free access, ingress to and egress from the Premises. The Authority may, at any time, temporarily or permanently close or consent to the closing of any roadway or other right-of-way for such access, ingress to and egress from the Premises presently or hereafter used as such. In such a case, an alternative means of access, ingress and egress shall be substituted and concurrently made available.

K. Exclusive Use of Premises for Aircraft Hangars. Tenant agrees that the Tenant Parties shall only use the units as aircraft hangars, by which is meant a place to store airworthy aircraft, equipment related to such aircraft and office space. The lease rental rate and annual increases required by the Authority and agreed upon herein by the Tenant are, in part, made possible by aeronautical activities at the Airport. The Authority strongly encourages aviation uses of its land and prohibits non-aviation uses of the Premises. The Authority requires that the Tenant Parties always maintain aircraft in its hangars; subject to events that may require the relocation of aircraft to another airport during certain times of the year. In the event, however, that the Authority determines that a unit of a hangar on the Premises is or has not been used as a hangar for an airworthy aircraft for an extended period, it shall so notify the Tenant. If the Authority determines that no airworthy aircraft has been stored or maintained in the Premises for a period more than twelve (12) months, such failure to maintain an aircraft shall constitute a non-monetary default subject to the remedies set out in Section 30 of this Lease.

L. Subordination. This Lease Agreement shall be subordinate to the provisions of any existing or future agreement between Authority and the United States of America relative to the operation or maintenance of the Airport, the execution of which has been or may be required as a condition precedent to the expenditure of Federal funds for development of Sebring Regional Airport. This lease and all provisions hereof are also subject and subordinate to the terms and conditions of the instruments and documents under which the Authority acquired the subject property from the City of Sebring and shall be given only such effect as will not conflict or be inconsistent with the term and conditions contained in the lease of said lands from the Authority, and any existing or subsequent amendments thereto, and are subject to any rules or regulations which have been, or may hereafter be adopted by the Authority pertaining to the Sebring Regional Airport. Except to the extent required for the performance of the obligations of TENANT in this Lease Agreement, nothing contained in this Lease Agreement shall grant

TENANT any rights whatsoever in the airspace above the Premises, other than those rights which are subject to Federal Aviation Administration orders, regulations or advisory circulars currently or subsequently effective.

M. Environmental Matters. Tenant will not allow any hazardous substances including without limitation, any and all pollutants, wastes, flammables, explosives, radioactive materials, hazardous materials, hazardous wastes, hazardous or toxic substances and all other materials defined by or regulated under any environmental law, including those defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. § 9604 (14), pollutants or contaminants as defined in CERCLA, 42 U.S.C. § 9604 (A) (2), or hazardous waste as defined in the Resources Conservation and Recovery Act ("RCRA"), 42 U.S.C. § 6903 (5), or other similar applicable Federal or State Laws or regulations, to be generated, released, stored, or deposited over, beneath, or on the Premises or on any structures located on the Premises from any source whatsoever. Tenant further covenants to hold the Landlord harmless from all claims, demands, damages, fines, costs, cleanup, reasonable attorney's fees, and court costs arising from Tenant's discharge (either intentional or accidental) of such matters to the soil, air, water, or wastewater treatment facility. Landlord hereby agrees to hold Tenant harmless from all claims, demands, damages, fines, costs, cleanup, reasonable attorney's fees, and court costs arising from any discharge of such matters occurring prior to the term of this Lease.

9. LIMITS ON USE

A. Commercial Aviation Enterprise. The operation of any commercial enterprise on the Premises is subject to prior written approval by the Authority in accordance with the Authority's rules and regulations. It is specifically agreed that nothing herein contained shall be construed as prohibiting the Tenant Parties from allowing their own employees, or an approved product service center, from performing services on their own aircraft in their hangars. All such servicing, maintenance and repair shall be conducted in accordance with Federal Aviation Regulations and applicable law.

B. No Exclusive Rights. It is specifically understood and agreed that nothing herein contained shall be construed as granting or authorizing the grant of an exclusive right to Tenant of any aeronautical activity within the meaning of Section 308 of the Federal Aviation Act.

C. Activity. Tenant shall not engage in any aeronautical activities other than those described in Section 9 of this Lease.

D. No Residential Use. No condominium unit shall be designed or used for residential purposes. A condominium unit may be used for pilot sleep time incidental to aviation use, but that pilot must have a permanent residence elsewhere. The unit shall not contain facilities for cooking other than a microwave oven and two-burner cooktop, and those items must be installed and located as required by applicable code and ordinance.

E. Rule Compliance. Tenant shall not engage in any activities that violate or depart from the provisions and intent of the Authority's Rules and Regulations described in Section 16 of this Lease.

F. Statutory Compliance. Tenant agrees that it will not use, nor permit the Premises to be used, for any unlawful purpose, defined to include conduct or activity prohibited by Federal, State, local law or ordinance or Authority Rules and Regulations.

G. Building Compliance. Tenant may construct, install, erect and maintain buildings or other permanent improvements on the Premises, but only in accordance with plans and specifications which have first been approved in writing by the Authority, at locations approved by the Authority, and in accordance with ordinances, guidelines, rules and regulations of the Federal Aviation Administration (the "FAA"), the Authority, those relevant provisions as required by all governmental agencies having jurisdiction over the land constituting the Premises.

H. Spatial Limitations. This Lease confers no rights to the subsurface of the Premises more than five (5) feet below the ground level or to the airspace above the existing rooftop of any structural improvement that is or becomes part of the Premises.

I. Rights of Authority. The Authority reserves the right to close the Airport or any portion thereof, including without limitation the runway, taxiway, taxilane, apron, terminal buildings, automobile parking facilities when necessary or convenient to further the Authority's management of the Airport.

J. Exclusive Fueling Rights. The Authority retains exclusive fueling rights at the Airport. No self-fueling is permitted. The Authority retains the right and privilege of making distinctions between the types of available fuels, oils and services in keeping with the best interest of the Authority.

K. Tenant's Hangar Rental Rate. At no time shall the Tenant's hangar rental rate to approved subtenants be less than the Authority's then established hangar rental rate.

L. Signage – Common Elements. The condominium common elements shall not display any flags, signage, or lighting other than as approved by the Authority and in compliance with rules and regulations promulgated by the Federal Aviation Authority.

M. Signage – Individual Units. There shall be no signage located outside of the condominium hangar other than one standardized sign identifying the owner of that unit and the unit number.

N. Association Manager. If the Premises is submitted to a condominium form of ownership pursuant to Section 8, then the condominium association shall engage a condominium association manager to manage the affairs of the condominium association, which management company will be the point of contact and communication between Authority and the Board of Directors of the condominium association.

O. Races and Events. Airplane and motor vehicle competitions and events, and the training, practice and preparation therefor, and the testing of trucks, automobiles and all related items comprise a significant and growing industry at the Sebring International Raceway located at the Sebring Regional Airport and Commerce Park. This industry has in the past and

will in the future result in occasional denial to the TENANT and others of unrestricted access to certain portions of the Sebring Regional Airport and Commerce Park, and may therefore inconvenience TENANT. Authority will render its best efforts to limit adverse impacts on the TENANT from these activities. Such inconveniences shall not be a default under this Lease. TENANT also acknowledges that the tests, races, events, preparation, clean-up and other track use will produce significant noise which will not be a default under this Lease. Authority reserves the right to designate the access road or roads to be used by TENANT during these events.

P. No outside storage of equipment or materials is permitted. No tie downs may be installed outside any condominium unit.

10. CONDITION OF PREMISES AND PERIODIC REHABILITATION.

Tenant accepts the Premises, and all improvements and appurtenances thereto, in addition to the land, in their present “as is” condition as suitable for the purpose for which the Premises are leased.

A. Contamination. Tenant shall be responsible for any damage to or contamination of the Premises occurring during Tenant’s tenancy caused by any act or omission of Tenant Parties, in violation of any State, Federal or local law or regulation, and will decontaminate the Premises at its own expense if a violation of Federal, State or local law is charged. Tenant shall either document decontamination or provide to the Authority satisfactory evidence that the Premises is not contaminated. The Premises shall not be deemed to be decontaminated until the Authority so states in a written document addressed to Tenant, which acknowledgement of decontamination shall not be unreasonably withheld, conditioned, or delayed.

B. No Liability. The Authority shall not be liable for any damages or loss suffered by Tenant, or for injuries to persons or Premises, except in the event of the Authority’s gross negligence or willful acts.

C. Liability of Tenant. Tenant further acknowledges that no representations as to the condition of the improvements, structures, paving, or the geology of the soil, on the Premises, expressed or implied, have been made by the Authority, its officers, employees or agents prior to or at the execution of this Lease. Notwithstanding the foregoing, Tenant, its officers, employees, agents, successors and assigns, will not be responsible for any damage to or contamination of the Premises if such damage or contamination is due to or caused by the act of the Authority, or its officers, employees, agents, successors or assigns.

D. No Due Diligence Period. There is no due diligence period.

E. Periodic Rehabilitation Required of Tenant. Tenant agrees that (i) prior to the tenth (10th) anniversary date of this Lease, (ii) on each succeeding ten year anniversary date and (iii) a date two (2) years prior to the expiration of the term of this Lease (each such date an “**Inspection Deadline**”) Tenant shall deliver to the Authority a detailed written inspection report prepared by a commercial building inspector licensed by the State of Florida Department of

Business and Professional Regulation's Building Code and Inspection Board (the "**Inspection Report**") of all of the improvements on the Premises (of both the exterior and interior thereof), certified to the Authority, including, but not limited to, the following: (1) air conditioning (HVAC) systems (if applicable); (2) doors, including the hangar doors, and hardware; (3) electrical systems; (4) elevators (if applicable); (5) exterior lighting systems; (6) signage; (7) fire sprinkler systems (if applicable); (8) security fences; (9) landscape/sprinkler systems; (10) moisture penetration; (11) mold/mildew incursion; (12) paving (parking, apron and tarmac); (13) plumbing systems (if applicable); (14) roofing systems; (15) site drainage; (16) smoke detectors; (17) structural components; (18) termite infestation; (19) windows and hardware; (20) appearance and cosmetic items; and (21) repair and maintenance recommendations. Subject to Section 14 hereof, Tenant covenants and agrees to complete, at Tenant's sole cost, all repairs and maintenance recommended in the Inspection Report within one hundred eighty (180) day safter each Inspection Deadline. Tenant understands and agrees that if all such recommended repairs and maintenance are not completed by Tenant within one hundred eighty (180) days after each Inspection Deadline, such failure shall be a non-monetary default and Landlord may complete such recommended repairs and maintenance. Tenant agrees to reimburse Authority at one hundred twenty-five percent (125%) of the cost of completing such recommended repairs and maintenance, which shall be considered additional rent hereunder.

11. CONSTRUCTION ACTIVITY.

Tenant shall not at any time during this Lease, commence any site work, building, alterations, additions, or infrastructure improvements, or engage in any construction activity on the Premises, without the prior written consent and approval of the Authority, which consent and approval shall not be unreasonably withheld, conditioned, or delayed. Further, Tenant shall obtain the Authority's written consent and approval of all plans for site work, buildings, alterations, additions, grading, paving, drainage, utilities, landscaping, or other infrastructure improvements before construction may be commenced, which consent and approval shall not be unreasonably withheld, conditioned, or delayed. All construction of improvements must conform with the approved plans and shall be constructed or installed in accordance with all applicable statutes, ordinances, building codes, and rules and regulations of the Authority, and any other authority that may have jurisdiction over the Premises and Tenant's operations. Tenant is solely responsible for determining and obtaining all necessary permits and approvals, and for paying all fees required, for the construction. The Authority's approval of Tenant's plans and specifications does not constitute a representation or warranty as to their conformity with applicable building standards, codes or zoning.

The building and improvements will be constructed in accordance with a construction contract and plans and specifications, which plans and specifications will provide adequate screening of the building, and complete landscaping per plans and specifications prepared by a registered landscape architect, all approved by Airport, which approval shall not unreasonably withheld, conditioned, or delayed. Tenant must ensure adequate maintenance of all installed landscaping. All change orders in the construction contract, plans or specifications must be approved by Airport, which approval shall not be unreasonably conditioned, delayed or withheld by Airport.

Tenant shall plan, organize, supervise, schedule, monitor, direct and control the construction competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the work in accordance with the plans approved by the Authority. Tenant shall be responsible to see that the finished construction complies accurately with those approved plans and that Tenant provides Landlord with updated contact information for the construction contractor(s) and design professional(s).

By executing and entering into this Lease, the Tenant is formally acknowledging without exception or stipulation that it is fully responsible for complying with the provisions of the Immigration Reform and Control Act of 1986 as located at 8 U.S.C. 1324, et seq. and regulations relating thereto, as either may be amended. Failure by the Tenant to comply with the laws referenced herein shall constitute a breach of this Lease and the Authority shall have the discretion to unilaterally terminate this agreement consistent with the termination provisions provided herein.

Statutes and executive orders require employers to abide by the immigration laws of the United States and to employ only individuals who are eligible to work in the United States. The Employment Eligibility Verification System (E-Verify) operated by the Department of Homeland Security (DHS) in partnership with the Social Security Administration (SSA), provides an Internet-based means of verifying employment eligibility of workers in the United States; it is not a substitute for any other employment eligibility verification requirements.

Tenant is required to enroll and comply with the E-Verify program, and provide acceptable evidence of its enrollment, at the time of the execution of this Lease. Acceptable evidence consists of a copy of the properly completed E-Verify Company Profile page or a copy of the fully executed E-Verify Memorandum of Understanding for the company. Additionally, the Tenant shall require all subcontracted contractors working at the Airport to use the E-Verify system for all purchases except: (1) Commodity based procurement where no services are provided, and (2) where otherwise waived by the Authority. All subcontractors shall provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. Failure of the Tenant to comply will lead to termination of this Agreement, or if a subcontractor knowingly violates the statute, the Tenant must immediately terminate their subcontract with the subcontractor. Any challenge to termination under this provision must be filed in the Circuit Court no later than TWENTY (20) calendar days after the date of termination. If this contract is terminated for a violation of the statute by the Tenant, the Tenant may not be awarded a public contract for a period of ONE (1) year after the date of termination.

For additional information regarding the Employment Eligibility Verification System (E-Verify) program visit the following website: <http://www.dhs.gov/E-Verify>. It shall be the Tenant's responsibility to familiarize themselves with all rules and regulations governing this program.

Tenant agrees to keep the project site reasonably clean at all times of debris, rubbish and waste materials arising out of any improvement to the Premises. At the completion of any improvements, Tenant shall remove all debris, rubbish and waste materials from and about the site of the Premises, as well as all tools, appliances, construction equipment and machinery and surplus materials, and shall leave the Premises site clean and ready for occupancy.

Tenant further agrees that all right and title to any alterations, additions and improvements made to the Premises during the Lease Term shall vest in the Authority upon termination of the Lease, shall not be removed, and shall remain on the Premises as the property of the Authority upon the expiration or termination of this Lease. To that end, all common infrastructure funded and built in accordance with the Tenant's construction plans as approved by the Authority but outside the leased Premises, including but not limited to gates, fencing, an access roadway extending to the proposed Terminal parking lot and other common area improvements, shall be turned over to the Authority upon the completion of construction with all right and title vesting upon termination of the Lease.

It is further agreed that the Authority is not responsible for reimbursing the Tenant for its investment in any modifications, additions, improvements, structures, fixtures or equipment on the Premises. Tenant agrees that upon the expiration or sooner termination of this Lease, Tenant shall deliver up the Premises to Authority peaceably, quietly and in good order and condition, ordinary wear and tear excepted.

12. HANGAR FACILITY AND ROAD CONSTRUCTION.

Tenant shall construct upon the Premises, at its sole expense and in compliance with all the terms and conditions of this Lease, in strict accordance with plans and specifications approved in writing by the Authority, which approval shall not be unreasonably withheld, conditioned, or delayed. As part of the consideration for entering into this Lease, the Tenant commits to constructing the improvements shown on Exhibit "B" which reflects two proposed site plans that have been approved by Landlord; Tenant may construct the improvements pursuant to either site plan.

Tenant agrees that Tenant shall commence the construction of the approved improvements within thirty-six (36) months from the Effective Date of this Lease. In the event Tenant has not commenced the construction and received a Certificate of Occupancy for the approved improvements within forty-eight (48) months from the Effective Date of this Lease, Authority may terminate this lease and Authority shall retain all funds paid to it by the Tenant; however, the retention of such funds shall not limit Tenant's liability for any other damages sustained by the Authority due to Tenant's failure to comply with other covenants of this Lease that survive termination of the Lease by the Authority.

Prior to commencing construction of improvements on the Premises, the Tenant shall comply with all the following provisions:

A. Commencement. Within twelve (12) months after the Effective Date of this Lease, Tenant shall deliver to the Authority all drawings, plans and specifications for construction of the improvements contemplated to be constructed on the Premises at Tenant's cost, which shall include 30%, 60% and 90% engineering design phase plans, with a proposed schedule of completion of construction. Within thirty (30) days of receipt thereof, the Authority shall either notify Tenant of its approval of the proposed plans and specifications or rejection of the proposed plans and specifications with recommended revisions. The Tenant shall prepare revised plans and specifications, consistent with the Authority's recommendations. Tenant shall have the option of

resubmitting to the Authority revised plans and specifications, incorporating the Authority's recommended revisions, within thirty (30) days of Tenant's receipt of the Authority's recommended revisions; or, of terminating this Lease. If revised plans and specifications are submitted to the Authority, and the Authority again rejects the revised plans and specifications, the process shall repeat itself; however, this process shall be completed within twelve (12) months from the Effective Date. In the event Tenant has not submitted acceptable plans and specifications to the Authority (and the Authority has approved the same in writing) within twelve (12) months from the Effective Date, this Lease shall terminate, and the Authority shall retain all funds paid to it by the Tenant. In addition to Authority approval, Tenant shall obtain at its sole cost all necessary or appropriate approvals and permits from Highlands County, the State of Florida, FAA, Southwest Florida Water Management District and all other required governmental or non-governmental agencies or parties.

Notwithstanding anything herein to the contrary, Tenant acknowledges and agrees that: (i) plans and specifications will not be considered approved by the Authority unless and until a complete permit set has been approved in writing by the Airport's Executive Director (provided, however, draft plans and specifications may be submitted by Tenant to the Authority and the appropriate agencies for preliminary review prior to application for approval by the Authority and any other agency whose approval is required); and (ii) all permit applications, modifications, responses to Requests for Additional Information (RAI) and other applications or correspondence to be submitted to the FAA, Southwest Florida Water Management District and other governmental or non-governmental agencies or parties must first be sent to the Airport's Executive Director for prior written approval (and Tenant understands and agrees that no communication with the Southwest Florida Water Management District concerning the Premises or the Authority's permit is allowed without the prior written approval of the Authority's Airport's Executive Director).

B. Performance Bond or Letter of Credit. Prior to the commencement of construction of any improvements on the Premises costing greater than Two Hundred Thousand and 00/100 Dollars (\$200,000.00), Tenant shall cause to be obtained payment and performance bonds in the form approved by the Airport's attorney. Said payment and performance bonds shall (i) name the Authority as an obligee or beneficiary thereunder, (ii) be from a company acceptable to the Authority and licensed to do business in the State of Florida, (iii) contain terms and conditions and be in form and substance satisfactory to the Authority, (iv) guarantee the full and faithful performance of the construction and completion of all improvements (and payment to all persons supplying contractor labor, materials and supplies used directly or indirectly in the prosecution of the construction work provided) in accordance with final plans and specifications approved in writing by the Authority, free from all liens and claims of contractors, subcontractors, mechanics, laborers and materialmen following the commencement of construction; (v) provide that the construction work shall be completed by the Tenant, its contractor, or, on their default, the surety; (vi) specify that in default of such completion and payment, such part of the amount of the surety as shall be required to complete the work shall be paid to the Authority as liquidated and agreed damages for the non-performance of Tenant's agreements, it being agreed the exact amount of the Authority's damages is difficult and impractical to ascertain; and (vii) defend, hold harmless, protect and indemnify the Authority against all losses, liabilities, damages, expenses, claims and judgments caused by or resulting from any failure to perform completely all of the work described;

and (viii) provide that the duty to defend under this section is independent and separate from the duty to indemnify, exists regardless of any ultimate liability of Tenant, the Authority, arises promptly upon presentation of a claim by any party and upon written notice of such claim being provided to Tenant; and (ix) that the obligation to indemnify and defend under this section will survive the expiration or earlier termination of this Lease until it is determined by final judgment that an action against the Authority or an indemnified party for the matter indemnified hereunder is fully and finally barred by the applicable statute of limitations.

C. “As Built” Plans and Survey. After the final plans and specifications are approved in writing by the Authority, the Tenant shall diligently and continuously prosecute the construction of the approved improvements. Upon completion of the approved improvements, Tenant shall provide Authority with “as built” plans and an “as built” survey certified to the Authority.

D. Construction Documents. Tenant shall construct all site improvements on the Premises in accordance with the plans and specifications approved by the Authority.

E. Satisfactory Completion and Certificate of Occupancy. Notwithstanding anything in this Lease to the contrary, Tenant shall satisfactorily complete construction of, and obtain a certificate of occupancy from the Highlands County for, all the improvements on the Premises approved by the Authority within thirty-six (36) months from the Effective Date of this Lease. subject to reasonable extensions for force majeure events or other conditions outside of Tenant’s control and as set forth in the second paragraph of this Section 12.

F. Inspection and Acceptance. Tenant shall obtain all building permits and approvals required. All improvements including, but not limited to, buildings, site preparation, sub-grade preparation, paving, drainage, and overall development of the Premises, shall be subject to inspection, testing, and acceptance in accordance with applicable law.

G. Engineering. Tenant must set the necessary boundary stakes on the Premises and shall provide any surveys required for the design of the area paving. Any material deviation from the approved plans and specification must have prior approval by the Authority and any required governmental agency.

H. Utilities. Upon the prior written approval by the Airport’s Executive Director, Tenant may install other utilities on the Premises at its own cost and expense, including all connection, inspection, and service fees. All utilities must be installed underground, unless agreed to in writing by the Authority and waived by any approving utility authority or agency. The Authority may negotiate with Tenant for the over sizing or extension of utilities to serve other parcels on the Airport.

I. Paving and Concrete. Tenant shall construct the pavement for the aircraft movement areas and the concrete hangar floors in accordance with the approved plans and specifications. Any roadway access must be in accordance with the Florida Department of Transportation standards as set forth in the “Manual on Uniform Standards” for comparable construction. Tenant shall construct and extend, as part of its construction plans, an extension of

Challenger Drive to the Proposed Hangars Layout attached as Exhibit "B". That extended roadway shall belong to the Authority but the Tenant Parties are permitted to use the roadway for ingress and egress to the Airport.

J. Finish Site Grading. Tenant shall perform, at Tenant's expense, all finish grading of the Premises.

K. Frontage Clearances. Tenant shall insure that all frontages and clearance of the improvements (i) are in compliance with all standards and (ii) do not encroach upon any building restriction line.

13. COMMON AREA MAINTENANCE. There is currently no common area maintenance charge imposed by Authority. Should Authority subsequently impose a uniform charge to maintain the common areas of the Airport, Tenant shall pay those charges attributable to the Premises.

14. DISCHARGE OF LIENS.

Tenant shall not cause or allow any lis pendens, construction, labor, mechanic's or materialman's lien to be filed against the Premises, the Authority or the Authority's real or personal property. In the event of the filing of any lien, or any other charge whatsoever against the Premises, the Authority or its property, Tenant shall promptly take all necessary action to secure the release of same and shall provide, at Tenant's expense, all bonds, security or undertakings to accomplish the release of such liens. In the event Tenant fails to secure the release of any such liens, the Authority shall have the right, but not the duty or obligation, to take any action it deems appropriate to secure the release of any such lien including paying the underlying obligation to the lienor. Tenant agrees to indemnify and hold the Authority harmless from all liability, damages associated with this requirement, expense and costs including reasonable attorneys' fees.

15. RULES AND REGULATIONS.

Tenant hereby agrees to observe and comply with, at its own expense, all laws, policies, ordinances, rules, and regulations promulgated by the Authority, County, State, Federal authority or governmental agency having jurisdiction over the Airport and the Premises described in this Lease, during the Lease Term, including Tenant shall observe and comply with the, Minimum Standards for Fixed Base Operations, and its published Rules and Regulations for this airport, which are on file at the address set forth above, as such regulations may be amended from time to time by the Authority in its sole and absolute discretion without notice to Tenant, including such reasonable landing fees, rates or charges, as may from time to time be levied for airfield operational privileges and/or services provided at the Airport. Tenant shall also comply with all applicable governmental statutes, rules, orders and regulations. After any such amendment, the Authority shall duly notify the Tenant.

16. AIRPORT OPERATIONS.

A. Conduct of Business by Tenant. In the use of the Premises pursuant to this Lease, Tenant shall conduct its operations in a lawful, ethical, orderly and proper manner so as not

to interfere with the rights and privileges of others at the Airport and shall be responsible for the conduct, demeanor and appearance of its employees and invitees and of those doing business with Tenant. Upon receipt of bona fide complaints concerning the conduct of its business in violation of the Rules and Regulations, Tenant shall promptly address such complaints and correct any improper conduct as required by the Authority.

B. Care of Aircraft. The responsibility for setting brakes, placing chocks, or otherwise securing any aircraft is solely that of the Tenant. Authority is under no obligation to move Tenant's aircraft(s) into or out of the Premises. If, at Tenant's request, Authority does so move said aircraft, Tenant shall assume all risk of any and all damage or loss occasioned thereby and shall pay the designated fee to the Authority.

C. Airport Hazards. Tenant agrees to refrain from any act or omission that would interfere with or adversely affect the operation or maintenance of the airport, disturb the quiet enjoyment of the use of the Airport or surrounding property or otherwise constitute an Airport hazard. Activities that may constitute airport hazards including but not limited to any activity on the Premises that directly or indirectly produces unlawful amounts or levels of chemical, biological or electromagnetic radiation, air pollution (gasses, particulate matter, odors, fumes, smoke or dust), water pollution, noise, glare, heat emissions, radioactivity, electronic or radio interference with navigation and communication facilities for the operation of the Airport and its use by aircraft, trash or refuse accumulation, vibration, prop-wash, or jet blast, or which is hazardous or dangerous by reason or risk of explosion, fire, or harmful emissions.

D. Based Aircraft Report. Tenant shall furnish to the Authority, within seven (7) days upon the Authority's written request from time to time, a report of all aircraft located on the Premises. Such report shall include, at a minimum, the following items: aircraft type, make, model, registration number and any other information as may reasonably be requested by the Airport's Executive Director.

17. FLAMMABLE MATERIALS.

Flammable or explosive gases, liquids or solids shall not be allowed, kept or used on the Premises except that aviation fuel may be stored in the internal fuel tanks in Tenant's aircraft or other transportation related equipment, in which event any such substances shall be delivered in amounts, and stored and used, as approved by Authority in accordance with all applicable guidelines, ordinances, statutes, rules, and regulations in force and effect during the term of this Lease.

18. WASTE, REPAIR, MAINTENANCE AND CLEANLINESS OF PREMISES.

Tenant understands and agrees that good maintenance is its leasehold obligation, and that the maintenance obligation under this Lease is fully net, including but not limited to the following:

A. Waste. Tenant shall not commit, nor suffer to be committed, any waste or contamination on the Premises, including physical damage to the Premises, either negligent, intentional, or fail to repair and maintain the Premises.

B. Repair and Maintenance. Throughout the Lease Term, Tenant shall keep and maintain, at its own cost and expense, the Premises and any improvements, fixtures, equipment, or landscaping thereon, in good order and repair, as determined by the Authority. Subject to the terms and conditions of Section 14 herein, Tenant shall make all necessary repairs thereto, including, without limitation, all structural and non-structural repairs, including repairs to building interior, building exterior, paving, site improvements, fixtures, facilities and equipment, and shall replace all broken glass with glass of the same size and quality as that broken. All painted exterior surfaces and surfaces requiring treatment of any kind must be maintained in good condition and must be repainted or treated when reasonably required to preserve the structure and to maintain high standards of appearance at the Airport. All maintenance, repairs, and replacements must be of a quality substantially equal to the original materials and workmanship. Any changes in exterior paint colors are subject to prior written approval of the Airport's Executive Director.

C. Repair upon Notice of Authority. In addition to Tenant's obligations under Section 10.E. of this Lease, within ninety (90) days after written notice by the Authority to the Tenant, Tenant must perform reasonable repair and maintenance as reasonably directed by the Authority to cause Tenant to comply with this Section 18.

D. Failure to Repair or Maintain. In the event Tenant fails to promptly undertake and satisfy the obligations imposed herein within ninety (90) days after written notice by the Authority to the Tenant, the Authority, in addition to the other remedies provided herein, shall have the right to enter on to the Premises and effect such repairs and recover one hundred twenty-five percent (125%) of its costs and expenses from Tenant, which shall be considered additional rent hereunder. If Tenant fails to reimburse the Authority for that amount plus interest, within thirty (30) days of written demand, Tenant's failure to reimburse Authority shall constitute a monetary default under this Lease.

E. Clean, Safe and Sanitary. Tenant shall keep the Premises and the immediately adjacent property improvements in a clean, safe and sanitary condition according to all applicable governmental statutes, ordinances, guidelines, rules and regulations, Authority's Rules and Regulations, and the direction of duly authorized public officers during the Lease Term, all at Tenant's cost and expense. Tenant is responsible for removing all garbage, debris, contaminants and other waste material (solid or liquid) arising out of Tenant's occupancy of the Premises or its operations.

F. Solid Waste. Tenant further agrees to contract with a franchised solid waste hauler to dispose of solid waste. Tenant shall be responsible for its own trash removal, dumpster maintenance, and construction debris removal at all times during the term of this Lease. Any garbage, debris, or waste that may be temporarily stored in the open must be kept in suitable garbage or waste receptacles equipped with tight fitting covers. If the Authority removes or causes to be removed any waste from the Premises after Tenant's failure to remove the same, Tenant

agrees to reimburse Authority at one hundred ten percent (110%) of the cost of removal, which shall be considered additional rent hereunder.

G. Liquid Waste. Tenant shall provide, as necessary, a separate drainage, collection, or separation system to ensure that no untreated liquid waste from any type of operation be discharged directly on adjacent property or into the Airport's storm drainage or sanitary system, including petroleum products, solvents, aircraft cleaning residue and oil change operations.

H. Vehicles. Tenant, its employees, subtenants, or customers, shall not keep unlicensed or inoperable vehicles on any portion of the Airport, including the Premises. Operable but unlicensed vehicles necessary to Tenant's aviation-related activities as allowed under this Lease are permitted. Recreational Vehicles are not permitted. Vehicles may not be used for residential habitation or storage of materials. All vehicles must be parked in an approved parking space or within the owner's hangar.

I. Damage Caused. Tenant agrees to promptly report to the Authority any damage Tenant, its tenants, customers, visitors, agents, contractors or employees cause to the runways, taxiways, taxi lanes, roads, rights-of-way and driveways to and from the Premises that it uses in common with other Airport users. Tenant shall reimburse the Authority for the full cost of repairs to these common areas caused by the Tenant or those using the Airport by or through Tenant, which shall be considered additional rent hereunder

J. Intentionally Omitted.

K. Fence. If required by the construction plans, Tenant shall erect and, at all times during the term of this Lease, maintain an FAA-recommended fence as part of the Airport perimeter fence line. The Tenant's portion of the fence line shall be specified and approved by the Authority. The Tenant's portion of the fence shall be constructed and maintained at Tenant's sole cost and expense and shall be turned over to the Authority upon completion of construction.

19. STORM WATER DISCHARGE

Tenant shall not cause contaminants, pollution or hazardous material of any type will be discharged onto adjacent property or into the storm water system at the Airport and agrees to be held responsible for any discharge either by Tenant or by any of Tenant's subtenants, agents, or employees, during the entire Lease Term. Any fine or expense for remedial action required by the Authority, by any agency or agencies having jurisdiction, as a result of actions on or discharges from the Premises, will be charged to Tenant, and Tenant shall promptly reimburse Authority for these costs, including its reasonable attorneys' fees.

20. SECURITY

The Authority currently provides unarmed nighttime security observation personnel, but is under no obligation to provide security to the Premises. Tenant may, at Tenant's sole expense, employ security personnel, install security lighting, or maintain alarm systems. If

Tenant elects to install outdoor lighting, Tenant must request permission from the Authority prior to installation.

Security requirements are imposed on the Airport by the FAA, Transportation Security Administration (“TSA”) and other agencies having jurisdiction over the Airport. Tenant covenants and agrees to comply with all such security requirements, at Tenant’s sole expense.

In the event the Authority is fined or penalized by the FAA, TSA or any other agency for a security violation caused by the negligence or omission of the Tenant, or any of Tenant’s subtenants, Tenant shall promptly reimburse the Authority in full for all such fine or penalties.

Tenant acknowledges and agrees that the Authority may (in the sole discretion of the Authority’s Airport’s Executive Director), at the Authority’s sole expense, install and remove from time to time its own security equipment and improvements (including, without limitation, cameras, gates, lighting and alarms) on or about the Premises and improvements located thereon.

21. UTILITY SERVICES, TAXES AND FEES

A. Utilities. Tenant shall pay for all utilities with respect to the Premises or the occupancy thereof, including without limitation, all costs of electric, water, sewer, trash pick-up, refuse removal, telephone, internet and other services. Tenant shall have the privilege, at its expense, to access the water, storm water management, electrical, and phone utility service facilities during the term of this Lease. Should Tenant’s operations require additional service facilities, Tenant shall, at its expense, extend such facilities to the Premises and pay the cost for all labor and materials. Nothing herein shall obligate Authority to provide any utility to Tenant that is not presently available to the Premises.

B. Taxes and Fees. Tenant shall pay when due all valid taxes, special assessments, excises, license fees and permit fees of whatever nature applicable to its operation or levied or assessed against the Premises, or improvements thereto. Tenant shall obtain and keep current all licenses, permits and certificates (County, State and Federal) required for the conduct of its activities at and upon the Airport and Premises. If at any time during this Lease, the Premises, leasehold interest, or rental payments become subject to any federal, state or local property, sales, excise or other tax, Tenant agrees to assume the payment of such taxes and, if applicable, to include such payments with the rental payments required hereunder; provided, however, that Tenant shall in no circumstances be obligated to pay any taxes based on the net income of Authority. Tenant further agrees not to permit any such taxes, excise, or license fees to become delinquent.

22. SIGNAGE. All signage on the property must be approved by Authority as to style, location, content and construction before installation, which approval will not be unreasonably withheld. In the event that Authority installs a master sign showing the location of Authority’s tenants, Tenant will pay Tenant’s prorata share of the cost of construction and maintenance of that sign, based on Tenant’s leased area at the Airport and Industrial Park. Upon expiration of this Lease, Tenant shall remove all signs at the direction of Authority.

23. ASSIGNMENT, SUBLEASE, SALE AND ENCUMBRANCE.

A. Assignment to a Wholly Owned LLC. Should Tenant wish to create a Florida limited liability company (“LLC”), owned entirely by Tenant or Tenant’s principals, to proceed under this lease, this Lease can be assigned to the LLC so long as the Authority is promptly notified of the proposed assignment and the Authority is satisfied that the LLC has sufficient assets to proceed with the project.

B. Notice to the Authority. Should the Tenant intend to assign this Lease, other than to a wholly owned LLC, sublet the Premises or a portion thereof, sell, encumber, other than a mortgage encumbering any individual condominium unit, or otherwise transfer its interest in this Lease, the Premises, or in any improvements thereon, or allow any other persons or entities (except Tenant’s authorized representatives) to occupy or use all or any part of the Premises, it shall first provide thirty (30) days written notice and request for consent for such alienation to the Authority prior to the date intended for the assignment of this Lease, sublease, sale, encumbrance, transfer, occupancy or use. Any such assignment, sublease, sale, encumbrance, transfer, occupancy or use shall not be permitted without the Authority’s prior written consent, which consent shall not be unreasonably withheld, conditioned, or delayed. Consent may be refused if the proposed assignment, sublease, sale, occupancy, or transfer is to a person or entity that is in default under any other agreement with the Authority. Any assignment of this Lease, sublease, sale, encumbrance, transfer, occupancy or use by Tenant is voidable and, at the Authority’s election, constitutes a default of this Lease if not accomplished in accordance with this Section. Further, the consent by the Authority to any assignment of this Lease, sublease, sale, encumbrance, transfer, occupancy or use does not constitute a further waiver of the provisions under this Lease. The Authority shall have the absolute right to review all sublease and condominium sale agreements, which shall incorporate and include all Authority policies, rules and regulations, and all the same conditions that Tenant owes to the Authority in this Lease.

Authority shall have right of first refusal as to the resale of any unit within the condominium, after initial sale of the unit by Tenant to the first third-party purchaser, on the same terms and conditions as provided in the Notice described above.

On an annual basis commencing upon the Effective Date of this Lease and to be updated as new subtenants or condominium unit owners take occupancy in the hangars constructed by Tenant, the Tenant shall provide the Airport’s Executive Director with a listing of all Tenant’s subtenants and condominium unit owners, including all contact information (names, addresses, telephone numbers) along with a based aircraft report; which information the Authority shall control and utilize for purposes of site access, emergencies and such other similar needs.

Nothing in this Section 23 shall require Authority’s consent to a mortgage encumbering any individual condominium unit. Only one sublease of an individual condominium unit shall be permitted at any one time, unless approved by Authority, which approval shall not be unreasonably withheld, conditioned, or delayed.

C. Contents of Request for Consent. Tenant's request to Authority for consent to any proposed assignment, sublease, sale, encumbrance, transfer, occupancy or use shall include the following information and documents:

(1) The name and address of the proposed assignee, subtenant, purchaser, mortgagee/lender/lienholder, transferee occupant or user;

(2) The nature of the proposed assignee's, subtenant's, purchaser's, mortgagee/lender/lienholder's, transferee's, occupant's or user's business to be carried out on the Premises;

(3) Each of the material terms and provisions of the proposed assignment, sublease, sale, encumbrance, transfer, occupancy or use, including without limitation, the full consideration for the assignment, sublease, sale, encumbrance, transfer, occupancy or use; and

(4) Such other information and documentation as deemed reasonably appropriate in the reasonable discretion of the Airport's Executive Director of the Authority.

D. Transfer Fee. A transfer fee in an amount established by the Authority must accompany any request for consent. The transfer fee for 2025 is \$500. The transfer fee is to defray the administrative expense of Authority in reviewing the transfer request.

E. Assignment of Rent Due. Tenant has the right to assign, sublease or transfer, or allow others to occupy or use, portions of the Premises subject to the terms and conditions of this Lease. If Tenant, or any assignee, subtenant or transferee of Tenant (or any occupant or user of any portion of the Premises), is in default or otherwise violates any terms or conditions of this Lease, and fails to cure the default or violation within thirty (30) days after receiving written notice from the Authority, Tenant and such assignee, subtenant or transferee (or occupant or user) immediately and irrevocably assigns to the Authority, as security for the obligations under this Lease, all rent from any assignment, subletting or transfer (or occupancy or use) of all or part of the Premises. The Authority, as assignee for Tenant, or a receiver for Tenant appointed on Authority's application, may collect the rent and apply it toward Tenant's obligations under this Lease.

F. Assignment Relieves Tenant. Upon a valid assignment of this Lease approved in writing by the Authority, but not upon a sublease, encumbrance or other transfer, the Tenant may, at the sole discretion and written consent of the Authority, be relieved of all obligations and liabilities arising from this Lease effective as of the date of such assignment.

G. Assignment by Authority. Authority may assign, hypothecate, mortgage, pledge or otherwise encumber its interest in this Lease and may employ outside management services for lease administration to the extent allowable by law.

24. INDEMNIFICATION AND DEFENSE.

To the maximum extent permitted by Florida law, Tenant covenants and agrees to save and hold harmless and indemnify the Authority and the Authority's past and present members, managers, employees, agents, insurers, attorneys, representatives, successors, and assigns, in both their individual and representative capacities, of, from and against any and all liabilities, losses, damages, costs, expenses, causes of action, suits, penalties, claims, demands, and judgments of every kind and nature, including, without limitation, attorneys' fees and expenses of defense (through all appeals), arising out of or in connection with:

- A. any act, error or omission of Tenant or Tenant's personnel, employees, subtenants, agents, suppliers, subcontractors, licensees, invitees or trespassers;
- B. the performance of this Lease;
- C. the failure to fulfill any obligations of Tenant under this Lease; and
- D. the use and possession of the Premises.

The Authority shall select its own counsel and Tenant shall reimburse the Authority for all reasonable attorneys' fees and costs.

The indemnification obligations under this Section shall survive the Lease Termination. This Section shall also pertain to any claims brought against the Authority and the Authority's past and present members, officers, employees, agents, insurers, attorneys, representatives, successors, and assigns, in both their individual and representative capacities, by Tenant, any of Tenant's personnel, employees, agents, suppliers, subcontractors, licensees, invitees or trespassers and anyone claiming by or through Tenant. Tenant's obligations under this Section shall not be limited in any way by Tenant's limits of, or lack of, sufficient insurance protection.

25. INSURANCE REQUIREMENTS.

Insurance Requirements for Tenant Parties other than Unit Owners. The Tenant Parties other than Unit Owners shall, at their own expense and at all times during the term of this Agreement, provide and maintain in effect those insurance policies and minimum limits of coverage as designed below, with companies licensed to do business in the state or country in which the Agreement is to be performed. Insurance will be written with carrier/carriers with a minimum rating of "A- X" by A.M. Best Rating agency or equivalent agency. These minimum insurance requirements shall not be interpreted to in any way limit the defense and indemnity obligations:

1. Specifically recognize and insure the contractual liability assumed by Tenant Parties under this Agreement;
2. Provide that Tenant Parties' insurance shall be primary to and non-contributory with any and all insurance maintained by or afforded to Authority and its affiliated and subsidiary companies, and their respective officers, directors, shareholders, employees and agents;

3. Provide that no cancellation or non-renewal will become effective except upon thirty (30) days prior written notice to Authority;
4. Specifically waive insurers' rights of subrogation against Authority; and
5. Should Tenant Parties' policies provide a limit of liability in excess of such Amounts, Authority shall have the right of the benefit to the full extent of the coverage available.

Periodic Amendment of Insurance Requirements. Given the length of the lease, the Authority reserves the right in its reasonable discretion to increase or otherwise modify on an annual basis throughout the term of this Lease all of the insurance requirements hereunder, including, without limitation, the types and form of insurance coverage required and the minimum amounts of each such required insurance coverage. The Authority will provide not less than thirty (30) days prior written notice to Tenant Parties of any modifications to the insurance requirements hereunder.

Property Coverage – Building. Tenant Parties shall procure and maintain Property Coverage in an amount not less than 100% of the replacement value of the property with a deductible of no more than \$25,000 each claim. Full replacement cost of the condominium unit shall be determined by an independent insurance appraisal which is dated no more than three (3) years prior to the issuance of that insurance policy.

Coverage form shall include, but not be limited to:

1. All Risk Coverage including Flood and Windstorm with no coinsurance clause;
2. Any separate Flood and/or Windstorm deductibles are subject to approval by Authority.
3. This policy shall insure the interests of Authority in the property against all risk of physical loss and damage, and name Authority as a Loss Payee.
4. All insurance proceeds received by or on account of this Lease, shall be used for the purpose of reconstruction or repair, as the case may be, of any of the property, structures, improvements or fixtures contained within the Lease so damaged or destroyed.
5. Tenant Parties shall, at its own expense, take all reasonable precautions to protect the Premises from damage or destruction.

Builder's Risk Coverage. For improvements under construction, coverage must be afforded in an amount not less than 100% of the total project cost, including soft costs, with a deductible of no more than \$25,000 each claim. Coverage form shall include, but not be limited to:

1. All Risk Coverage including Flood and Windstorm with no coinsurance clause.
2. Guaranteed Policy Extension provision.
3. Storage and transport of materials, equipment, supplies of any kind whatsoever to be used on or incidental to the project.

4. Equipment Breakdown for testing of all mechanized, pressurized, or electrical equipment.

5. This policy shall insure the interests of Authority, Tenant, and subcontractors in the property against all risk of physical loss and damage, and name Authority as a Loss Payee. This insurance shall remain in effect until the work is completed and the property has been accepted by Authority.

Pollution and Remediation Legal Liability. Tenant shall procure and maintain Pollution and Remediation Legal Liability insurance in an amount not less than \$1,000,000 per claim insuring the Authority against liability for bodily injury, property damage, legal defense and remediation arising out of the operation and occupancy of the Premises.

Commercial General Liability Insurance. Tenant Parties shall, at its their own expense, maintain a policy or policies of commercial general liability insurance with respect to the operations conducted on the leased Premises with the premiums thereon fully paid on or before due date, issued by and binding upon some insurance company approved by Authority, such insurance to afford minimum protection of not less than \$2,000,000 per occurrence, combined single limit coverage for bodily injury, property damage or combination thereof. This shall include premises and/or operations; independent contractors; products and completed operations and contractual liability. Authority shall be listed as an additional insured on Tenant Parties' policy or policies of commercial general liability insurance and Tenant Parties shall provide Authority with current Certificates of Insurance evidencing compliance with this paragraph.

Aircraft Liability Insurance. Tenant Parties shall, at its own expense, maintain a policy of Aircraft Liability Insurance, Including Premises Liability, for each aircraft stored or residing on the Premises, in an amount of no less than \$1,000,000 per occurrence.

Hangarkeepers Insurance. Tenant Parties shall, at its own expense, maintain a policy or policies of Hangar keepers insurance coverage in amounts of no less than \$2,000,000 per claim.

Certificate Of Insurance. Upon execution of this Agreement, Tenant must furnish a Certificate of Insurance to Authority evidencing the insurance required herein, written or translated in English. From thereon, Tenant Parties will furnish a valid Certificate of Insurance to Authority annually at the address in the "Notices" clause of this Agreement.

TENANT PARTIES' LIABILITY NOT LIMITED. NOTWITHSTANDING THE PROVISIONS HEREIN, FOR PURPOSES OF THIS LEASE, TENANT PARTIES ACKNOWLEDGES THAT ITS POTENTIAL LIABILITY IS NOT LIMITED TO THE AMOUNT OF LIABILITY INSURANCE COVERAGE IT MAINTAINS NOR TO THE LIMITS REQUIRED HEREIN.

Invalidation Or Conflict With Existing Insurance Policies. Tenant Parties shall not do, permit or suffer to be done any act, matter, thing or failure to act in respect to the Premises that will a) invalidate or be in conflict with any insurance policies covering the Premises or any part thereof; or b) increase the rate of insurance on the Premises or any property located therein. If by reason of the failure of Tenant Parties to comply with the provisions of this Lease, the insurance rate shall at any time be higher than it otherwise would be, then Tenant Parties shall reimburse Authority, on demand, for that part of all premiums for any insurance coverage that shall have been charged because of such actions by Tenant Parties.

Tenant Parties' Negligence. If the leased Premises or any other part of the building is damaged by fire or other casualty resulting from any act or negligence of Tenant Parties or any of Tenant Parties' agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and Tenant Parties shall be responsible for the costs of repair not covered by insurance.

Aircraft Liability Coverage. Tenant Parties shall procure and maintain Aircraft liability coverage, including Bodily Injury and Property Damage with liability limits of \$1,000,000 per occurrence.

Business Auto Liability Coverage. Tenant Parties shall procure and maintain Business Auto Liability coverage, to include bodily injury and property damage arising out of ownership, maintenance or use of any auto, including owned, non-owned and hired automobiles and employee non-ownership use. Limit: \$1,000,000 combined single limit for Bodily Injury and Property Damage. Authority shall be listed as an additional insured on such policy. Tenant Parties shall insure that all of Tenant Parties' invitees shall maintain Auto Liability coverage in the same amount while on Authority real property.

The Authority reserves the right in its sole reasonable discretion to increase or otherwise modify on an annual basis throughout the term of this Lease all the Tenant's insurance requirements hereunder, including, without limitation, the types and form of insurance coverage required and the minimum amounts of each such required insurance coverage. The Authority will provide not less than thirty (30) days prior written notice to Tenant of any modifications to the insurance requirements hereunder.

26. ACCESS TO PREMISES.

Tenant agrees to allow the Airport's Executive Director, and other duly authorized representative or agents of the Authority, access at all reasonable times to the Premises to examine or inspect the Premises, including the individual condominium units and the common elements. Upon the expiration or termination of this Lease for any reason, Tenant shall vacate the Premises and deliver immediate possession of the Premises to the Authority.

27. SURRENDER DAMAGES.

A. Personal Property. Upon termination or expiration of this Lease, provided all amounts due to Authority have been paid, Tenant shall have the right and responsibility to remove all its personal property, exclusive of all fixtures affixed to the Premises which removal would cause damage to the Premises (i.e buildings, HVAC, or other permanently installed fixtures that cannot be removed without material damage to the Premises), which removal shall be accomplished no later than the termination or expiration date of this Lease. Electrical and plumbing facilities, air conditioners and other permanently installed fixtures shall not be considered personal property. Tenant agrees to repair any damage occasioned by the removal of its personal property or damage caused by Tenant's occupancy. If Tenant fails to remove its personal property or to repair any damage done to the Premises by the expiration or termination date, the Authority reserves the right to remove and dispose of all such personal property abandoned, and to make any necessary repairs to restore the Premises, at Tenant's expense.

B. Title to Improvements. Tenant acknowledges that at the expiration, cancellation, or other earlier termination of this Lease, all buildings and improvements on the Premises become the property of the Authority, free and clear of all liability and encumbrances, and any further occupancy by the Tenant will be based on that ownership principle. Tenant further acknowledges that the Authority may choose to use the Premises for its own purposes and elect not to re-lease the Premises to any other party.

C. Failure to Surrender Premises. If Tenant fails to surrender the Premises to the Authority on expiration, or after termination or cancellation of this Lease as required by this Section, Tenant shall defend, indemnify, and hold Authority harmless from all claims, liability, costs, and damages resulting from Tenant's failure to surrender the Premises, including without limitation, claims made by a succeeding tenant or subtenant.

The duty to defend hereunder is independent and separate from the duty to indemnify, and the duty to defend exists regardless of any ultimate liability of the Tenant, Authority and any indemnified party. The duty to defend arises immediately upon presentation of a claim by any party and written notice of such claim being provided to Tenant. Tenant's obligation to indemnify and defend hereunder will survive the expiration or earlier termination of this Agreement until it is determined by final judgment that an action against the Authority or an indemnified party for the matter indemnified hereunder is fully and finally barred by the applicable statute of limitations.

28. DEFAULT.

Each of the following shall constitute an event of default on the part of Tenant under this Lease:

A. Nonpayment. Failure of Tenant to pay when due any installment of the lease rental payment hereunder or interest on a late lease rental payment, or failure of Tenant to pay when due any taxes, fees, fines, charges, special assessments or other amounts due under this Lease, if such failure continues and is not fully cured within ten (10) days after written notification to Tenant of such failure;

B. Cross-Default. The breach of any other agreement, license, contract or permit between Tenant (or any officer, director, shareholder or principal of Tenant) and the Authority;

C. Other Obligations. Failure of Tenant to perform any non-monetary obligation, agreement or covenant under this Lease, if such failure continues and is not fully cured within thirty (30) days after written notification to Tenant of such failure; provided that if the nature of Tenant's default is such that more than thirty (30) days are reasonably required for its cure or the default is caused by a Unit Owner, then Tenant shall not be deemed to be in default if (i) Tenant shall commence such cure within said thirty (30) day period and thereafter diligently prosecute such cure to completion; or (ii) Tenant shall commence enforcing all applicable condominium documents against the violating Unit Owner and thereafter diligently prosecute such cure to completion through such enforcement against the violating Unit Owner. In the event of (i) or (ii) herein, compliance is achieved within a maximum of one hundred eighty (180) days, subject to reasonable extension if Tenant has initiated litigation to enforce compliance and reasonably pursued the conclusion of such litigation.

D. Violation of Law. The violation by Tenant of any local, State or federal aviation law, order, statute, ordinance (including any resolution of the Authority), if such violation continues and is not fully cured within thirty (30) days after written notification to Tenant of such violation;

E. Violation of Rules and Regulations. An infraction or violation of the Rules and Regulations having continued beyond the cure period set out in the written notice by the Authority to the Tenant of such infraction or violation, but in no event less than thirty (30) days. If the nature of the violation involves an emergency or danger to persons or property, the cure period can be less than thirty (30) days. If the nature of Tenant's default is such that more than thirty (30) days are reasonably required for its cure or the default is caused by a Unit Owner, then Tenant shall not be deemed to be in default if (i) Tenant shall commence such cure within said thirty (30) day period and thereafter diligently prosecute such cure to completion; or (ii) Tenant shall commence enforcing all applicable condominium documents against the violating Unit Owner and thereafter diligently prosecute such cure to completion through such enforcement against the violating Unit Owner. In the event of (i) or (ii) herein, compliance is achieved within a maximum of one hundred eighty (180) days, subject to reasonable extension if Tenant has initiated litigation to enforce compliance and reasonably pursued the conclusion of such litigation.

F. Bankruptcy. The filing of any voluntary petition in bankruptcy by Tenant, which remains undischarged for a period of ninety (90) days. In the event that under applicable law the trustee in bankruptcy or Tenant has the right to affirm this Lease and continue to perform the obligations of Tenant hereunder, such trustee or Tenant shall, in such time period as may be permitted by the bankruptcy court having jurisdiction, cure all defaults of Tenant hereunder outstanding as of the date of the affirmance of this Lease and provide to Authority such adequate assurances as may be necessary to ensure Authority of the continued performance of all of Tenant's obligations under this Lease (and, further, the Authority shall receive all the protections available to creditors under the United States Bankruptcy Code including, but not limited to, Section 365 thereof, as amended from time to time);

G. Receivership. The appointment of a receiver to take possession of substantially all the Tenant's assets or the Premises, if such receivership remains undissolved for a period of one hundred eighty (180) days after creation thereof;

H. Attachment. The attachment, execution or other judicial seizure of this Lease or all or a part of Tenant's assets located at the Premises, if such attachment or other seizure remains undismissed or undischarged for a period of thirty (30) days after the levy thereof. If Tenant contests the attachment, execution or other judicial seizure, then Tenant shall not be deemed to be in default if Tenant shall commence such contest within said thirty (30) day period and thereafter diligently pursues such defense until a favorable judicial determination is received.

I. Insolvency. The admission by Tenant in writing of its inability to pay its debts as they become due, the filing by Tenant of a petition seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under any present or future statute, law or regulation, the filing by Tenant of an answer admitting or failing timely to contest a material allegation of a petition filed against Tenant in any such proceeding or, if within ninety (90) days after the commencement of any proceeding against Tenant seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under any present or future statute, law or regulation, such proceeding shall not have been dismissed; and

For purposes of enforcement of the terms and conditions of the lease, the condominium association and the Unit Owners shall be jointly and severally liable.

29. AUTHORITY'S REMEDIES

The following shall constitute the Authority's remedies upon the occurrence of any event of default set forth in Section 29 herein (provided, however, the following remedies are not exclusive; they are cumulative and in addition to any other remedies now or hereafter allowed by law or equity):

A. Termination. If an event of default under this Lease occurs, the Authority shall have the absolute right, with notice, to terminate this Lease and recover possession of the Premises or any part thereof and expel and remove therefrom Tenant and any other person occupying the Premises, by any lawful means, and again repossess and occupy the Premises without prejudice to any of the remedies that Authority may have under this Lease, or at law or equity by reason of Tenant's default or of such termination;

B. Continuation After Default. Even if Tenant has breached this Lease and/or abandoned the Premises, at Authority's option, this Lease may continue in effect, and Authority may enforce all of its rights and remedies under this Lease, including, without limitation, the right to recover lease rental as it becomes due hereunder; and the Authority, without terminating this Lease, may exercise all of the rights and remedies of a landlord under the laws of the State of Florida. Acts of maintenance or preservation, efforts to lease the Premises, or the appointment of

receiver upon application of the Authority to protect Authority's interest under this Lease shall not constitute an election to terminate Tenant's right to possession.

C. Damages Upon Termination. Should the Authority terminate Tenant's right to possession or terminate this Lease, the Authority shall have all the rights and remedies of a landlord in addition to governmental police power, all as provided by the laws of the State of Florida. At its option, the Authority may recover possession of the Premises and lease it to another tenant, reimburse itself for any expenses, and apply whatever net rent is derived from this transaction in reduction of the amounts due the Authority from Tenant in rents and other charges. Such re-leasing activity will be at the Authority's option, and the Authority has no duty to exercise this option, but if the Authority does, such activity will not waive or release Tenant from its obligation to pay lease rental under this Lease. Upon termination of Tenant's right to possession or of this Lease, in addition to any other rights and remedies to which the Authority may be entitled under applicable law, Authority shall be entitled to recover from Tenant:

(1) the amount at the time of award of the unpaid rental amount and other amounts which had accrued at the time of termination;

(2) an amount equal to the amount by which the unpaid rental amount that would have been earned after termination until the time of award exceeds the amount of such rent loss that the Tenant proves could have been reasonably avoided;

(3) the worth at the time of award of the amount by which the total unpaid rent for the balance of the term of this Lease after the time of award exceeds the amount of such rent loss that the Tenant proves could be reasonably avoided; and

(4) any other amount necessary to compensate the Authority for all the economic losses proximately or consequentially caused to the Authority by Tenant's failure to perform its obligations under this Lease.

The amounts referred to in (1) and (2) shall be computed with interest at the rate of eighteen percent (18%) per annum or the maximum interest rate permitted by law in the State of Florida, whichever is greater, provided, however, that this provision shall not be construed to create an obligation for Tenant to pay a usurious rate of interest to the Authority. The amount referred to in (3) shall be computed by reference to competent appraisal evidence of the formula prescribed by and using the lowest discount rate permitted under applicable law.

30. DESTRUCTION AND RESTORATION OF PREMISES.

In the event that the Premises or the improvements located thereon shall be destroyed in whole or in part by fire, hurricane, flood or other casualty, then the following will apply:

A. If the Premises are partially destroyed and the damage does not exceed fifty percent (50%) of the value of the structure and improvements, the Premises shall be rebuilt utilizing insurance proceeds, and the lease rental payment described in Section 5 shall abate during

the period of reconstruction but in no event in excess of six (6) months from the date of the partial destruction; and

B. If the damage to the Premises exceeds fifty percent (50%), the Tenant shall have the option to rebuild an equivalent structure using the insurance proceeds to pay for the reconstruction cost. If the Tenant elects to rebuild, it is obligated to promptly commence construction and use best efforts to promptly complete construction. The lease rental shall abate during the period of reconstruction but in no event shall abate in excess of six (6) months from the date of commencement of reconstruction, or Tenant will have the option to terminate this Lease in which case Authority will retain the insurance proceeds as liquidated damages. In any event, Tenant shall comply with the requirements of Sections 12, 13 and 14 above.

31. AIRPORT DEVELOPMENT.

Tenant agrees that Authority may develop or improve the facilities at the Airport as it deems advisable, regardless of the interests of the Tenant, and without interference or hindrance from Tenant.

32. ATTORNEYS' FEES.

The prevailing party shall recover the reasonable attorneys' fees and costs incurred to enforce any provision of this Lease including all costs of collection. Attorneys' costs and expenses recoverable shall include all out-of-pocket expenses and shall not be limited by the Florida Statewide Uniform Guidelines for Taxation of Costs in Civil Actions.

33. RIGHT OF FLIGHT OPERATIONS.

Tenant acknowledges and agrees that the Authority reserves for itself, its successors and assigns, for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the Premises, together with the right to cause in the airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used, for navigation of or flight in the airspace, and for use of the airspace for landing on, taking off from, maneuvering, or operating on the Airport. Tenant's use and enjoyment of the Premises is subject to such noise and such other disturbance as may be inherent in such operations.

34. AIRCRAFT HAZARDS.

A. Self-Help by Authority. Tenant acknowledges and agrees that the Authority reserves the right to take any action it considers necessary to protect the aerial approaches of the Airport against obstruction, together with the right to prevent Tenant from erecting, or permitting to be erected, any building or other structure on or adjacent to the Airport which, in the opinion of the Authority, would limit the usefulness of the Airport or constitute a hazard to aircraft.

B. Navigational Aids. The Authority reserves the right during the Lease Term, any renewal thereof, or any extension, to install air navigational aids including lighting, in, under and

across the Premises, at the Authority's expense. The Authority agrees to give Tenant no less than ninety (90) days' notice of its intention to install the air navigational aids.

35. OBSTRUCTIONS.

Tenant expressly agrees for itself, its successors and assigns, to restrict the height of structures, objects of natural growth and other obstructions on the Premises to such height as to comply with Federal Aviation Regulations, Part 77.

36. CONDEMNATION.

A. Lease Termination. If, at any time during the term of this Lease, the Authority's possession or rights are terminated, or the entire or substantially all of the Premises shall be taken in condemnation proceedings or by any right of eminent domain, then this Lease shall terminate and expire on the date of such event and the lease rental and other charges payable hereunder shall be apportioned and paid to the date of such event. For purposes of this Section, "substantially all of the Premises" shall be deemed to have been taken if the remaining portion of property cannot be practically and economically used or converted for use by Tenant for the purpose permitted by this Lease.

B. Compensation. Nothing herein shall waive any right that Authority or Tenant may have concerning any rights to be compensated for the appropriation or taking of property or rights by condemnation.

37. NONDISCRIMINATION

The Tenant, for itself, its officers, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree that in the event the improvements on the Premises are operated for a purpose for which a Department of Transportation ("DOT") program or activity is extended or for another purpose involving the provision of similar services or benefits, the Tenant shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to 49 CFR Part 21, Nondiscrimination in Federally-assisted Programs of the DOT, and as those regulations may be amended.

The Tenant for itself, its officers, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree that:

- (i) no person on condition of race, color, or national origin, shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of the Premises,
- (ii) in the construction or alteration of any improvements on or over the Premises and the furnishing of services thereon, no person on the grounds of race, color, or national origin, shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination,

- (iii) the Tenant shall use the Premises in compliance with all other requirements imposed by or pursuant to 49 CFR Part 21, Nondiscrimination in Federally-assisted Programs of the DOT, and as those regulations may be amended.

38. GOVERNING LAW.

This Lease shall be governed by and interpreted according to the laws of the State of Florida. Any litigation involving this Lease, or the use and occupancy of the Premises, shall be filed and litigated in Highlands County, Florida, in a non-jury proceeding. Tenant hereby waives and releases any right it has or may have to a trial by jury of any issue.

39. BINDING EFFECT.

This Lease shall be binding upon and inure to the benefit of the Parties hereto and their successors and such assigns as may be approved by the Authority. This reference does not authorize an assignment or subletting by Tenant that is inconsistent with the restrictions on assignments and subletting, stated heretofore.

40. REMEDIES CUMULATIVE NO WAIVER.

A. Cumulative Rights. The rights and remedies granted to Authority hereunder shall be deemed to be cumulative and non-exclusive. The failure by Authority at any time to assert any such right or remedy shall not be deemed to be a waiver and shall not preclude the entitlement to or the assertion of such right or remedy at a later date.

B. Acceptance of Partial Payments. The Authority may, at its exclusive option, accept partial or late lease rental payments from Tenant, without waiving any rights concerning collection of the full amount due, and without waiving the Tenant's default for non-payment. Authority may simultaneously accept partial payments due hereunder and still proceed to dispossess Tenant and/or terminate this Lease or its right to occupy the Premises. Nothing in this provision shall excuse Tenant from making timely payments as they are due.

41. NOTICE TO PARTIES.

It is understood and agreed between the Parties hereto that written notice, mailed by certified mail, return receipt requested, or hand delivered to Authority or Tenant or Tenant's agent shall constitute proper and sufficient notice as if sent to the places designated in Section 1 or at such other address as either party may designate to the other by notice in writing.

42. SEVERABILITY.

In the event any provision of this Lease is determined by a proper judicial authority to be unenforceable, such provision shall be considered separate and severable from the remaining provision of this Lease, which shall remain in force and be binding as though such unenforceable

provision had not been included, unless the Authority in the reasonable exercise of its discretion determines that the provision found to be unenforceable goes to the essence of the Lease and its absence renders the Lease defective, then this Lease shall terminate and be of no further force or effect.

43. ENTIRE AGREEMENT.

This Lease constitutes the entire agreement between the Parties hereto, supersedes all prior written or oral agreements or understandings, and may be modified only by a writing executed by the Parties hereto.

44. DOMINANT AGREEMENTS and LAWS.

Tenant hereby covenants and agrees that all of Tenant's rights and privileges under this Lease are subject and subordinate to any and all rights, liens, licenses, leases, tenancies, mortgages, uses, encumbrances and other restrictions which may now or hereafter bind the Authority or encumber the Airport (or any part of the Premises), and to all renewals, modifications and extensions thereof. Without limiting the generality of the foregoing, Tenant expressly understands and agrees that this Lease is subordinate and subject to Rules and Regulations, and any and all lending, bonding or certificate of participation, and any and all agreements between the Authority and the FAA, State of Florida, Highlands County or other governmental entity or agency, whether presently existing or hereinafter created, including FAA Grant Assurances. This lease and the use of the Premises shall at all times be subject to the laws, rules and regulations of the federal government, including the Federal Aviation Administration, the State of Florida, including the Department of Transportation, and Highlands County. During times of war or national emergency, the Authority shall have the right to lease the landing area or any part thereof to the United States Government for military or similar use, and, if such lease is executed, the provisions of this Lease insofar as they are inconsistent with the provisions of the lease to the United States Government, shall be suspended. Any executed lease, including this one, shall be subordinate to the provisions of any existing or future agreement between Authority and the United States, relative to the operation or maintenance of the Airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal funds for the Airport. Tenant hereby covenants and agrees to modify any of the terms and conditions of this Lease that may be determined to be in violation of existing or future laws, regulations, grant assurances or other requirements. In the event the Parties are unable to mutually agree to a reasonable modification of the terms and conditions of this Lease pursuant to this Section 45, the Authority may rescind this Lease by providing thirty (30) days written notice to Tenant.

45. RADON DISCLOSURE.

Radon is naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and State guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from the Highlands County Public Health Office.

46. HEADINGS.

The Section headings are included in this Lease for reference purposes only and shall not be employed to interpret or to construe this Lease.

47. AUTHORIZATION.

Each entity executing this Lease warrants and covenants that this Lease and its execution has been duly authorized and approved by its respective governing board or authorized agents.

48. AMENDMENT.

This Lease shall not be altered, changed, or amended except by instrument in writing executed by the Authority and the Tenant.

49. FAA REQUIRED CONTRACT PROVISIONS.

A. Civil Rights – General. The Tenant and its transferee agree to comply with pertinent statutes, Executive Orders and such rules as are promulgated to ensure that no person shall, on the grounds of race, creed, color, national origin, sex, age, or disability be excluded from participating in any activity conducted with or benefiting from Federal assistance. This provision obligates the Tenant or its transferee for the period during which Federal assistance is extended to the Authority through the Airport Improvement Program. In cases where Federal assistance provides, or is in the form of personal property; real property or interest therein; structures or improvements thereon, this provision obligates the party or any transferee for the longer of the following periods: (a) the period during which the property is used by the Authority or any transferee for a purpose for which Federal assistance is extended, or for another purpose involving the provision of similar services or benefits; or (b) the period during which the Authority or any transferee retains ownership or possession of the property.

B. Civil Rights – Title VI Assurances - Compliance with Nondiscrimination Requirements. During the performance of this Lease, Tenant, for itself, its assignees, and successors in interest agrees as follows:

(1) Compliance with Regulations: The Tenant (hereinafter includes consultants) will comply with the Title VI List of Pertinent Nondiscrimination Acts and Authorities, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.

(2) Non-discrimination: The Tenant, with regard to the work performed by it during this Lease, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The Tenant will not participate directly or indirectly in the discrimination prohibited

by the Nondiscrimination Acts and Authorities, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR part 21.

(3) Solicitations for Subcontracts, Including Procurements of Materials and Equipment: In all solicitations, either by competitive bidding, or negotiation made by the Tenant for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the Tenant of the Tenant's obligations under this Lease and the Nondiscrimination Acts And Authorities on the grounds of race, color, or national origin.

(4) Information and Reports: The Tenant will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Authority or the Federal Aviation Administration to be pertinent to ascertain compliance with such Nondiscrimination Acts and Authorities and instructions. Where any information required of a Tenant is in the exclusive possession of another who fails or refuses to furnish the information, the Tenant will so certify to the Authority or the Federal Aviation Administration, as appropriate, and will set forth what efforts it has made to obtain the information.

(5) Sanctions for Noncompliance: In the event of Tenant's noncompliance with the Non-discrimination provisions of this Lease, the Authority will impose such contract sanctions as it or the Federal Aviation Administration may determine to be appropriate, including, but not limited to: (a) withholding any payments to the Tenant under this Lease until the Tenant complies; and/or (b) cancelling, terminating, or suspending this Lease, in whole or in part.

(6) Incorporation of Provisions: The Tenant will include the provisions of Subsections 50.B.(1) through (6) in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The Tenant will take action with respect to any subcontract or procurement as the Authority or the Federal Aviation Administration may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the Tenant becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the Tenant may request the Authority to enter into any litigation to protect the interests of the Authority. In addition, the Tenant may request the United States to enter into the litigation to protect the interests of the United States.

C. Transfer of Real Property Acquired or Improved Under the Activity, Facility, or Program.

(1) Tenant for its/his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree (as a covenant running with the land during the term of this Lease) that:

(a) In the event facilities are constructed, maintained, or otherwise operated on the property described in this Lease for a purpose for which a Federal Aviation Administration activity, facility, or program is extended or for another purpose involving

the provision of similar services or benefits, Tenant will maintain and operate such facilities and services in compliance with all requirements imposed by the Nondiscrimination Acts and Regulations listed in the Pertinent List of Nondiscrimination Authorities (as may be amended) such that no person on the grounds of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.

(2) With respect to licenses, leases, permits, etc., in the event of breach of any of the above Nondiscrimination covenants, the Authority will have the right to terminate the licenses, leases, permits, etc. and this Lease and to enter, re-enter, and repossess said lands and facilities thereon, and hold the same as if the licenses, leases, permits, etc. and this Lease had never been made or issued.

D. Construction/Use/Access to Real Property Acquired Under the Activity, Facility or Program.

(1) Tenant for itself, its successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree (as a covenant running with the land during the term of this Lease) that: (a) no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (b) that in the construction of any improvements on, over, or under such land, and the furnishing of services thereon, no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, and (c) that Tenant will use the premises in compliance with all other requirements imposed by Law.

(2) In the event of breach of any of the above nondiscrimination covenants, the Authority will have the right to terminate the licenses, leases, permits, etc. and this Lease and to enter or re-enter and repossess said land and the facilities thereon, and hold the same as if the licenses, leases, permits, etc. and this Lease had never been made or issued.

E. Title VI List of Pertinent Nondiscrimination Acts and Authorities.

During the performance of this Lease, Tenant, for itself, its assignees, and successors in interest, agrees to comply with the following non-discrimination statutes and authorities, including but not limited to:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin);
- 49 CFR part 21 (Non-discrimination In Federally-Assisted Programs of The Department of Transportation—Effectuation of Title VI of The Civil Rights Act of 1964);
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR part 27;

- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC § 471, section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act of 1990, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189) as implemented by Department of Transportation regulations at 49 CFR parts 37 and 38;
- The Federal Aviation Administration’s Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures non-discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100); and
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

F. Federal Fair Labor Standards Act. All contracts and subcontracts that result from this solicitation (including this Lease) incorporate by reference the provisions of 29 CFR part 201, the Federal Fair Labor Standards Act (FLSA), with the same force and effect as if given in full text. The FLSA sets minimum wage, overtime pay, recordkeeping, and child labor standards for full and part time workers. Tenant has full responsibility to monitor compliance to the referenced statute or regulation. Tenant must address any claims or disputes that arise from this requirement directly with the U.S. Department of Labor – Wage and Hour Division.

G. Occupational Safety and Health Act. All contracts and subcontracts that result from this solicitation (including this Lease) incorporate by reference the requirements of 29 CFR Part 1910 with the same force and effect as if given in full text. Tenant must provide a work environment that is free from recognized hazards that may cause death or serious physical harm to the employee. Tenant retains full responsibility to monitor its compliance and their subcontractor’s compliance with the applicable requirements of the Occupational Safety and Health Act of 1970 (20 CFR Part 1910). Tenant must address any claims or disputes that pertain

to a referenced requirement directly with the U.S. Department of Labor – Occupational Safety and Health Administration.

50. FLORIDA PUBLIC RECORDS LAWS.

A. IF THE TENANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS LEASE, CONTACT MIKE WILLINGHAM, THE CUSTODIAN OF PUBLIC RECORDS at 863-314-1300, MIKE@SEBRING-AIRPORT.COM or 128 AUTHORITY LANE, SEBRING, FL 33870.

B. Tenant acknowledges and agrees that Tenant shall be required to comply with Florida's Public Records Laws, Chapter 119, Florida Statutes. Specifically, Tenant hereby covenants and agrees that it shall:

(1) keep and maintain public records required by the Authority to perform the services under this Lease;

(2) upon request from the Authority's custodian of public records, provide the Authority with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;

(3) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Lease and following completion of this Lease if Tenant does not transfer the records to the Authority; and

(4) upon completion of this Lease, transfer, at no cost, to the Authority all public records in possession of Tenant or keep and maintain public records required by the Authority to perform the services under this Lease. If Tenant transfers all public records to the Authority upon completion of this Lease, Tenant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Tenant keeps and maintains public records upon completion of this Lease, Tenant shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Authority, upon request from the Authority's custodian of public records, in a format that is compatible with the information technology systems of the Authority.

(SIGNATURE PAGES TO FOLLOW)

IN WITNESS WHEREOF, the Parties have caused this Lease to be executed as of the Effective Date.

Two Witnesses as to Authority:

Jami Olive
(Printed Name) Jami Olive

Andrew Bennett
(Printed Name) Andrew Bennett

SEBRING AIRPORT AUTHORITY, a body politic and corporate of the State of Florida

By: Stanley Wells

- Stanley Wells, as its Chair or
- D. Craig Johnson, as its Vice Chair

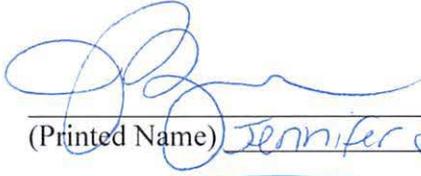
Attest: Carl Cool

- Carl Cool, as its Secretary or
 - Jason Dunkel, as its Asst. Secretary
- (corporate seal)



Two Witnesses as to Tenant:

Sebring Jet Center, LLC


(Printed Name) Jennifer Bregenzel

By: 
Matthew P. Flores, Manager


(Printed Name) Natalia Iguierdo

(corporate seal)

Exhibit "A"

[LEGAL DESCRIPTION AND SKETCH]

Exhibit "B"

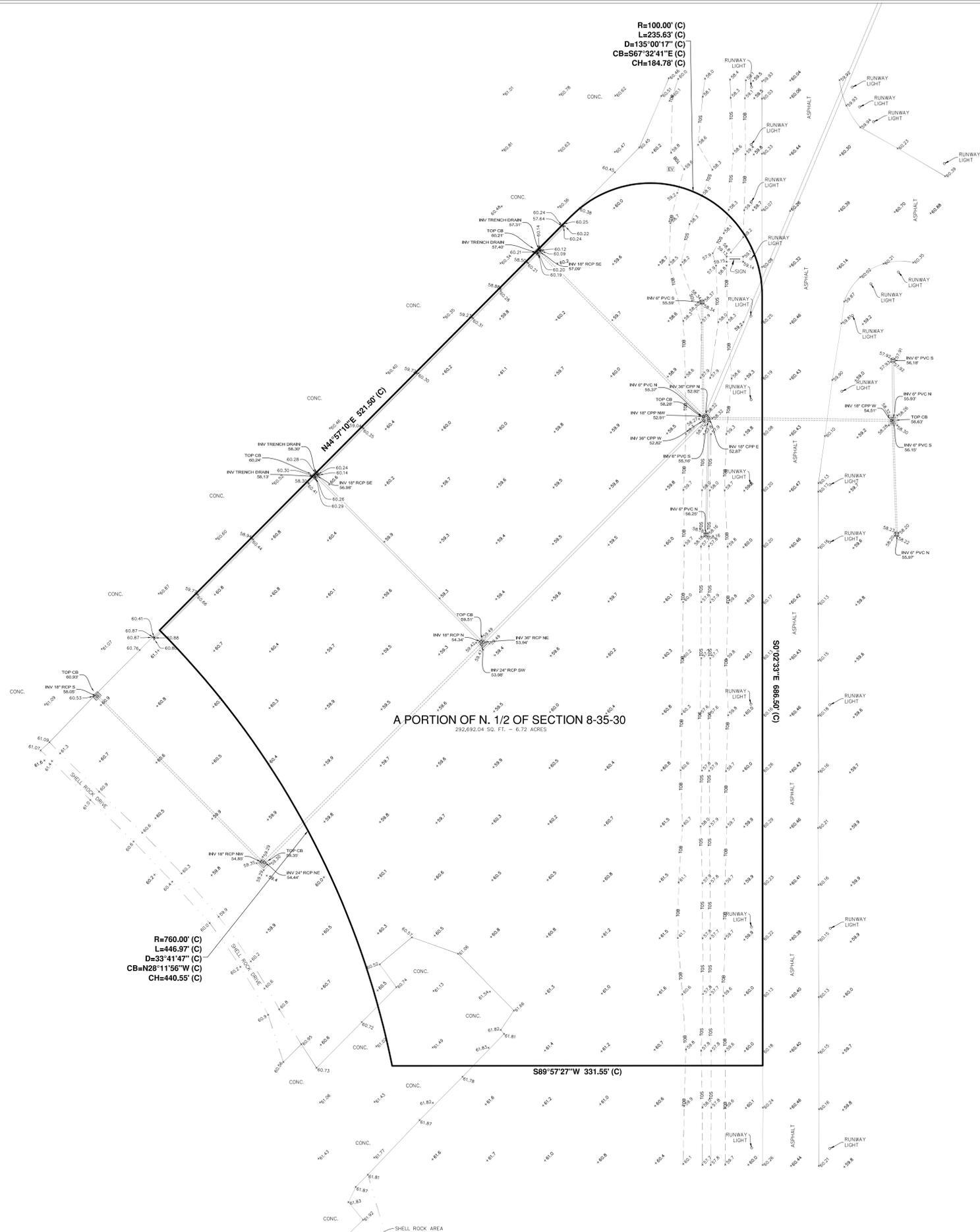
[TWO PROPOSED HANGAR BUILDINGS SCHEMATICS]

TOPOGRAPHICAL SURVEY

LEGAL DESCRIPTION:
 A PORTION OF THE NORTH 1/2 OF SECTION 8,
 TOWNSHIP 35 SOUTH, RANGE 30 EAST, HIGHLANDS
 COUNTY, FLORIDA.

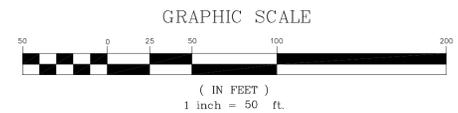
NOTE:
 ELEVATIONS BASED ON NATIONAL GEODETIC
 SURVEY DATA SHEET DESIGNATION - 60.99, PID -
 AF5471, HIGHLANDS COUNTY, FL., ELEVATION OF
 63.03 FEET IN NAVD 88 DATUM.

R=100.00' (C)
 L=235.63' (C)
 D=135°00'17" (C)
 CB=S67°32'41"E (C)
 CH=184.78' (C)



A PORTION OF N. 1/2 OF SECTION 8-35-30
 232,692.04 SQ. FT. = 6.72 ACRES

R=760.00' (C)
 L=446.97' (C)
 D=33°41'47" (C)
 CB=N28°11'56"W (C)
 CH=440.55' (C)



LINE TABLE	
BOUNDARY	---
TIE LINE	---
LOT LINE	---
BUILDING	---
CENTERLINE	---
RIGHT OF WAY	---
TOP OF BANK	---
TOE OF SLOPE	---
CENTERLINE OF SWALE	---
OVERHEAD WIRES	---

GERMAINE SURVEYING INC.
 PROFESSIONAL LAND SURVEYORS
 3803 KENILWORTH BOULEVARD, SEBRING, FLORIDA 33870
 PHONE: 863-385-6856, FAX: 863-382-4531
 EMAIL: INFO@GERMAINESURVEYING.COM
 WEBSITE: GERMAINESURVEYING.COM

CLIENT: APEX MOTOR GARAGES, LLC
 JOB NO.: 596-24 SCALE: 1" = 50'
 TASK NO.: 001 DRAWN BY: BAM
 SURVEY DATE: 12-13-24 CHECK BY: GLG

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF
 A SURVEY PERFORMED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE
 STANDARDS OF PRACTICE ESTABLISHED FOR THE PROFESSION OF SURVEYING AND
 MAPPING AS SET FORTH IN CHAPTER 5 J-17, PURSUANT TO SECTION 472.027 FLORIDA
 STATUTES, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND
 SURVEYORS, SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS, SETBACK LINES,
 UNDERGROUND UTILITIES, RESERVATIONS AND RESTRICTIONS OF RECORD.

GARY L. GERMAINE
 FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER
 REGISTRATION #3945 DATE

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA
 LICENSED SURVEYOR AND MAPPER OR THE ELECTRONIC SIGNATURE AND/OR
 ORIGINAL SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER, THIS
 DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND
 SHOULD NOT BE CONSIDERED VALID. LICENSE BUSINESS #6017

GENERAL NOTES:
 THIS SURVEY PREPARED FROM LEGAL DESCRIPTION PROVIDED AND IS NOT A
 CERTIFICATE OF TITLE.

THE FIELD BEARINGS, DISTANCES AND TIES SHOWN HEREON ARE BEING COMPARED TO
 THE PLATS AND / OR DEEDS BEARINGS AND DISTANCES THEREOF.

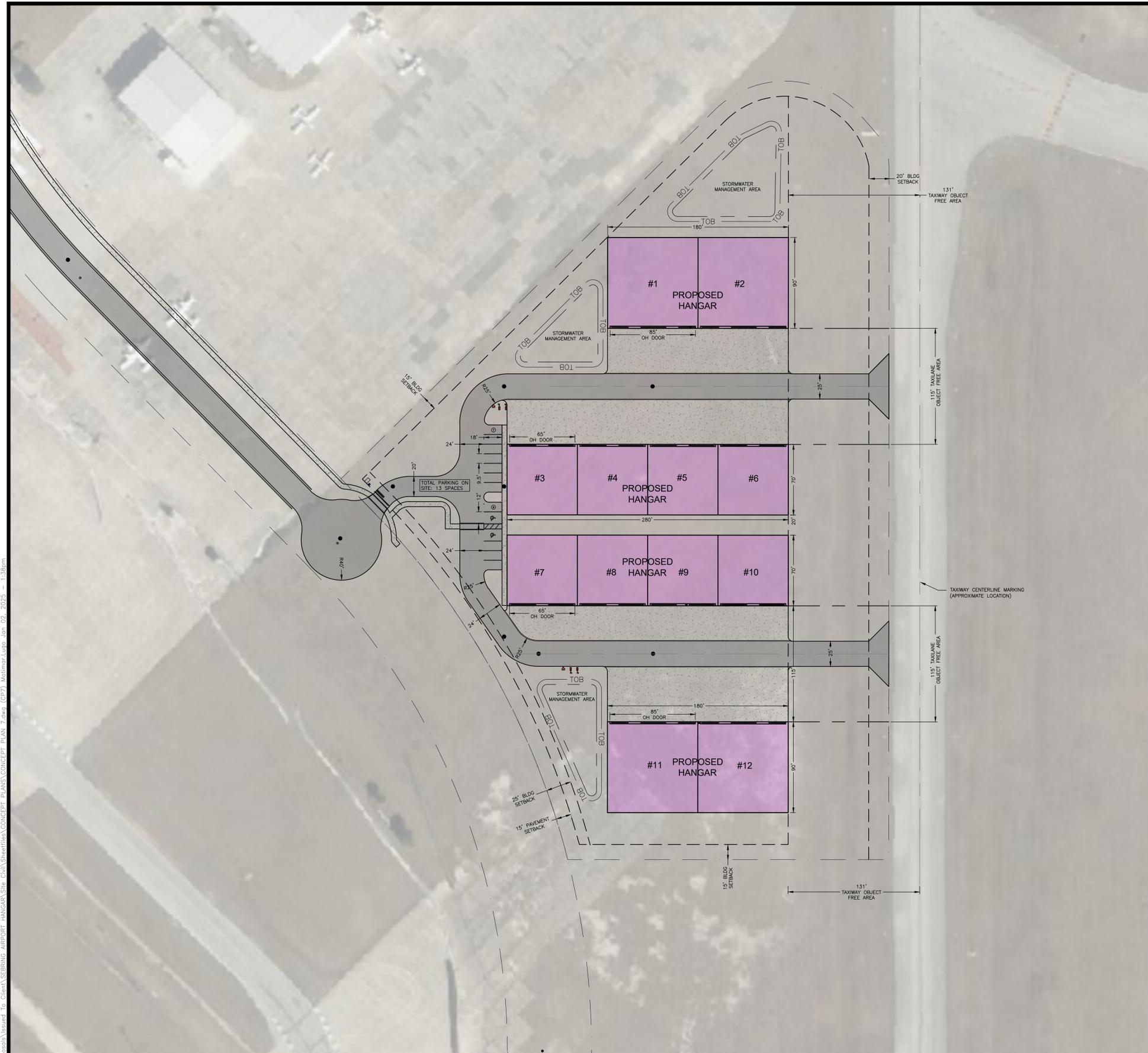
SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.
 BEARING SYSTEM BASED ON THE XXXXXXXXXXXX
 XXX

LEGEND OF SYMBOLS & ABBREVIATIONS

S.C.M.	SET 4"x4"x24" CONCRETE MONUMENT PSM 3945		
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM		
NAVD 88	NORTH AMERICAN VERTICAL DATA		
S.N.D.	SET NAIL & DISK STAMPED PSM3945		
S.I.R.	SET 1/2"x18" IRON ROD & CAP PSM3945		
F.C.M.	FOUND 4"x4" CONCRETE MONUMENT		
C.B.S.	CONCRETE BLOCK STRUCTURE		
P.C.C.	POINT OF COMPOUND CURVE		
P.O.C.	POINT OF COMMENCEMENT		
P.R.C.	POINT OF REVERSE CURVE		
(PRO)	PRORATED MEASUREMENT		
CPP	CORRUGATED PLASTIC PIPE	FLAG POLE	
CMP	CORRUGATED METAL PIPE	WATER VALVE	
RCP	REINFORCE CONCRETE PIPE	FIRE HYDRANT	
PVC	POLYVINYL CHLORIDE PIPE	METER POST	
B.F.P.	BACK FLOW PREVENTOR	POWER POLE	
(P)	AS RECORDED ON PLAT	LIGHT POLE	
(D)	AS RECORDED ON DEED	GUY WIRE	
(F)	AS MEASURED IN FIELD	ELECTRIC MANHOLE	
(C)	AS CALCULATED	ELECTRIC METER	
F.I.R.	FOUND 1/2" IRON ROD	ELECTRIC VAULT	
P.O.B.	POINT OF BEGINNING	ELECTRIC BOX	
NO ID	NO IDENTIFICATION	TRANSFORMER	
P.T.	POINT OF TANGENT	AIR CONDITIONER UNIT	
F.N.D.	FOUND NAIL & DISK	TELEPHONE MANHOLE	
O.R.	OFFICIAL RECORD	TELEPHONE BOX	
F.I.R.	FOUND IRON ROD	CABLE BOX	
F.I.P.	FOUND IRON PIPE	TOWER	
C.L.F.	CHAIN LINK FENCE	VAULT	
CB=	CHORD BEARING=	WELL	
P.C.	POINT OF CURVE	GREASE TRAP	
F.C.	FENCE CORNER	SEWER MANHOLE	
F.I.P.	FOUND 1/2" PIPE	SEWER VALVE	
R/W	RIGHT OF WAY	CLEAN OUT	
ELEV.=	ELEVATION=	GAS VALVE	
F.L.	FENCE LINE	GAS METER	
CONC.	CONCRETE	HANDICAPPED PARKING	
P.B.	PLAT BOOK	MITERED END SECTION	
R=	RADIUS=	TRAFFIC SIGNAL BOX	
L=	LENGTH=	SIGNAL LIGHT POLE	
D=	DELTA=	SIGNAL LIGHT	
CH=	CHORD=	POINT OF ACCESS	
SQ.	SQUARE		
FT.	FEET		
PG	PAGE		
	IRRIGATION VALVE		
	SIGN (AS NOTED)		
	MONITORING WELL		
	BACK FLOW PREVENTER		
	WATER METER		
	STORM DRAIN MANHOLE		
	STORM DRAIN INLET		
	UTILITY FLAG		

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REVISIONS	
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LEGEND

	PROPOSED PAVED SURFACE
	HEAVY DUTY CONCRETE SECTION
	GROUP II CONCEPTUAL BUILDING FOOTPRINT

- NOTES:**
- 1) TAXIWAY DIMENSIONAL STANDARDS BASED ON TABLE 4.1 - U.S. DOT FAA ADVISORY CIRCULAR DATED 01/03/2008 AC NO: 150/5300-13
 - 2) BUILDING AND PAVEMENT SETBACKS BASED ON SEBRING REGIONAL AIRPORT MINIMUM DEVELOPMENT STANDARDS DATED MAY 2006.
 - 3) THIS CONCEPT PLAN HAS BEEN PREPARED WITHOUT A CURRENT SURVEY. THE SURVEYED BOUNDARY, ONCE RECEIVED, MAY DEVIATE FROM THE BOUNDARY AS SHOWN AND MAY NECESSITATE CHANGES OF THE SITE LAYOUT.
 - 4) THE STORMWATER MANAGEMENT SYSTEM IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE PENDING STORMWATER MODELING.
 - 5) THIS CONCEPT PLAN LAYOUT IS SUBJECT TO CHANGE AS A RESULT OF NEW INFORMATION, REQUIREMENTS, REQUESTS, AND FEEDBACK FROM PERMITTING ENTITIES.
 - 6) MINIMUM 20' BUILDING SEPARATION

\\DE-ES\Compton\Proposals\Sebring Airport Hangars\Site Civil\Sebring Airport Hangars\CONCEPT PLANS\CONCEPT PLAN 7.dwg (2/2/25) 1:35pm

DAVIDSON ENGINEERING
 ESTABLISHED 1997
 4365 Radio Road, Suite 201
 Naples, Florida 34104
 P: 239.434.6060
 Company Cert. of Authorization
 No. 00009496

SEBRING AIRPORT HANGAR

SCALE: 1" = 50'
 SHEET: **CONCEPT PLAN 7**
 REVISIONS

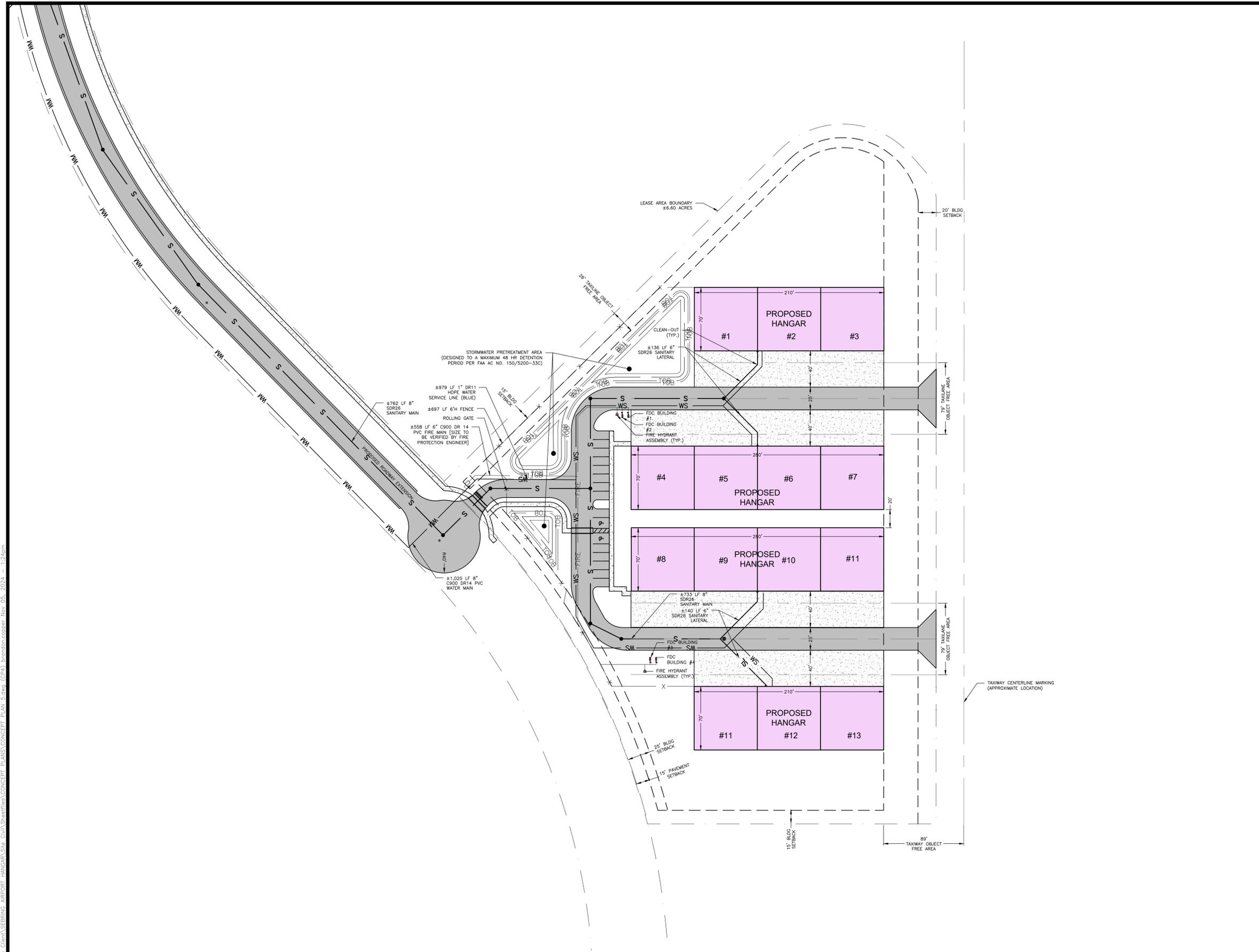
REV.	DATE	DESCRIPTION

LEGEND

-  PROPOSED PAVED SURFACE
-  HEAVY DUTY CONCRETE SECTION
-  CONCEPTUAL BUILDING FOOTPRINT

NOTES:

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 No. 00009496

SEBRING AIRPORT HANGAR

SCALE: 1" = 50'



SHEET: CONCEPT PLAN 5		
REVISIONS		
REV.	DATE	DESCRIPTION

Airport Executive BRIEF



With Gratitude & Forward Momentum

This season of gratitude offers a moment to reflect on the partnerships, progress, and shared vision that continue to move Sebring forward.

From our expanding role in Florida's AAM network to the energy surrounding motorsports, aviation, and community engagement—thank you for being a part of Sebring's continued success.

Wishing you and yours a joyful, restful, and safe Thanksgiving season.

— Sebring Regional Airport Leadership

CONTENTS

News & Noteworthy

- Matt Muha Named New President and GM of Sebring International Raceway

Team Initiatives & Outreach

- FDOT Unveils Florida Aerial Network—Sebring Included in Phase One



LEADERSHIP TRANSITION AT SEBRING INTERNATIONAL RACEWAY

Matt Muha Named President and General Manager Effective January 1, 2026

On October 22, 2025, Sebring International Raceway announced that Matt Muha has been named the next President and General Manager, succeeding Wayne Estes, who will retire following the 74th running of the Mobil 1 Twelve Hours of Sebring in March 2026.

Muha brings over a decade of operational experience at Sebring, having joined the facility in 2012 as a firefighter. He later served as Safety Director and most recently as Senior Director of Operations. During his tenure, he played a pivotal role in multiple infrastructure improvements and led track services teams at major national events, including NASCAR's Chicago Street Race and Mexico City Cup Series race.

"I'm honored for this opportunity to lead the Sebring team moving forward as we make plans for the landmark 75th running of the Mobil 1 Twelve Hours of Sebring in 2027," said Muha. "It's a privilege to work with this great team and community."



Outgoing President Wayne Estes has led the Raceway since 2015 and was instrumental in driving facility improvements, strengthening community ties, and reinforcing Sebring's global motorsport status.

"Wayne's leadership over the past decade has left a lasting impact on Sebring and the IMSA community," said IMSA CEO Ed Bennett.

This leadership transition underscores Sebring International Raceway's continued importance to the Highlands County region—not only as a global motorsports venue, but as an economic driver, tourism anchor, and strategic partner to the Sebring Regional Airport and the greater community.

[Read Full announcement](#)



October Insight – Sebring's Growing Appeal for Retirees

Recent coverage in Investopedia spotlights Sebring as one of Florida's best-kept secrets for retirees—and for good reason. Here's what emerged:

Area Key Strengths

Cost of Living & Tax Benefits

Housing is substantially more affordable than in many larger Florida metro areas.

Add in state policies that don't tax pension income, Social Security, or retirement withdrawals, plus exemptions on groceries

and prescriptions, and Sebring becomes very attractive financially. Investopedia

Healthcare Access

With more than 200 healthcare providers locally, several hospitals nearby, and important medical hubs within driving distance, Sebring supports senior residents with quality care and accessibility. Investopedia

Quality of Life & Attractions

The area has much to offer: motorsports, art galleries, museums, lakes, parks, historic districts, and recreation (golfing, boating, hiking). Sebring International Raceway remains a major draw. Investopedia

Strategic Location & Stability

Inland geography gives an edge in terms of weather risks; the city is far enough from major urban centers to avoid congestion but close enough for convenience. It's a peaceful yet well-connected place to call home. Investopedia

Bottom Line

For retirees or those considering retirement

in Florida, Sebring presents a compelling mix of affordability, culture, natural beauty, and health services. As more people seek balance and value in their later years, Sebring's profile as a "hidden gem" may well drive new interest—and opportunities.

UPCOMING EVENTS

Executive Offices and FBO Closed for Thanksgiving Holiday
November 27

Executive Offices Closed
November 28

SAA/CRA Board Meeting
December 18

Executive Offices and FBO Closed for Christmas Holiday
December 25

Executive Offices Closed
December 26

Executive Offices Closed for New Year's Holiday
December 31-January 1

FDOT Unveils Florida’s Aerial Network – Sebring Included in Phase 1A



On October 24, 2025, the Florida Department of Transportation (FDOT) unveiled its long-awaited statewide Aerial Network plan—a phased roadmap for testing, validating, and scaling Advanced Air Mobility (AAM) use cases across the state. The network supports the integration of air taxis, cargo drones, and emergency management services, and positions Florida as a national leader in AAM readiness.

Sebring’s Strategic Placement

Sebring Regional Airport (SEF) has been officially named as part of Phase 1A: Central Florida I-4 Corridor, alongside key airports in Tampa, Lakeland, Orlando, Daytona, and more. This confirms Sebring’s strategic role in Florida’s early-stage AAM infrastructure, ensuring that our airport is actively involved in statewide AAM flight corridor development and testing.

Network Phases at a Glance

- Phase 1A (Sebring’s zone) connects airports from Sarasota-Bradenton to Daytona Beach, creating a dense corridor of high-use aviation and logistics hubs.
- Phase 1B through 1D will expand coverage from St. Lucie to Miami, Naples to Key West, and Pensacola to Tallahassee.
- Phase 2 focuses on further east-west expansion and connecting rural/urban nodes across the state.

What This Means for SEF

- Recognition & Opportunity: Inclusion in Phase 1A means FDOT has identified Sebring as a key logistical and operational node for future AAM activity.
- Future Vertiport Potential: This plan lays the groundwork for Sebring to be considered for vertiport development, either as a test site or future commercial hub.
- Funding & Innovation Alignment: As FDOT rolls out infrastructure, airspace, and public-private collaboration strategies, Sebring will be well positioned to participate in pilot programs, attract new partnerships, and pursue funding aligned with AAM goals.

“FDOT is excited to unveil Florida’s phased approach and proposed flight corridors for commercial AAM services across the state. The future of flight is here.”

— Florida Department of Transportation (Facebook, Oct. 24, 2025)

Sebring’s early inclusion is a significant win and reaffirms the airport’s long-term value in Florida’s multimodal innovation ecosystem.

[View original post from FDOT](#)

AIRPORT UPDATES

Webster Turn Reconstruction

Contractor is at 20% complete and on schedule for substantial completion in January 2026.

Taxiway Delta Construction

Soft Notice to Proceed for material acquisition has been delivered to contractor effective November 1st. Construction is anticipated to commence in early January.

Fuel Farm Expansion

The additional 12K gallon Unleaded Aviation Gasoline and 12K Jet-A fuel tanks have been ordered - delivery is scheduled for late February 2026. Permitting is underway to ensure a seamless construction start once tanks are delivered.

Taxiway Alpha Rehabilitation (construction)

Pre-Design kick off meeting is scheduled for October 30th. Survey and core sampling will start November 3.

Sebring Regional Airport
 128 Authority Lane
 Sebring, Florida 33870
www.sebring-airport.com
 863.655.6444

With strategic access to major markets by land, sea and air—Sebring Regional Airport and Commerce Park offers a wide range of business advantages and incentives to support your company’s future. In the heart of Central Florida, the 2,000-acre park is conveniently situated within a 150-mile radius of 85 percent of the state’s population. Already home to Sebring International Raceway, a premier sports car racing facility, the park is uniquely positioned to accelerate your business.

SITE MAP

- Future Development
- Catalyst Site
- Future Commerce Park
- Existing Industrial Park
- Airport
- Sebring International Raceway



ACCELERATE YOUR BUSINESS'S POTENTIAL